

# \$330,000 - 107, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2237716

## \$330,000

2 Bedroom, 2.00 Bathroom, 799 sqft

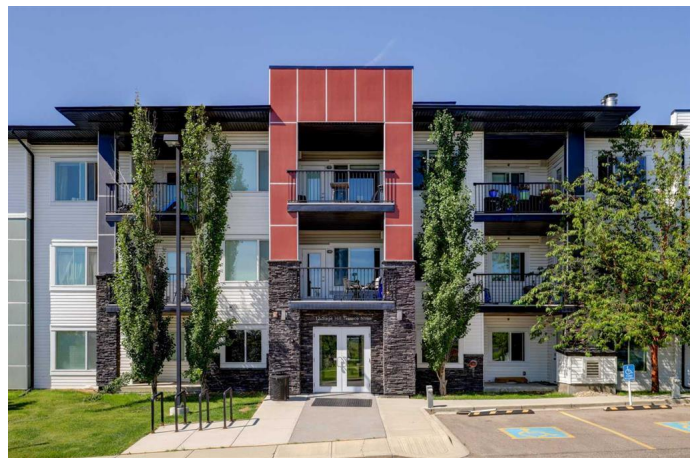
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**HOME SWEET HOME! INVESTMENT OPPORTUNITY!** Welcome to the Viridian in the sought after community of Sage Hill! This amazing 2 bedroom, 2 bathroom unit with 9' ceilings is perfect for first time home buyers as well as **INVESTORS!** This unit boasts a modern open floor plan with luxury vinyl plank flooring, two large bedrooms with 2 full baths that include tile flooring, a soaker tub and gleaming granite counters. Step into the master bedroom that features a walk-through closet & elegant 4 piece ensuite bathroom. The spacious kitchen features a large island, granite counter tops, a focal point island with an eating bar and stainless steel appliances. This unit includes a parking stall, in-suite laundry, and ample in-suite storage. From the street you can access the south facing patio via the pathway leading right to your unit. As you step outside you can enjoy your peaceful patio. The building features an amenities room for family gatherings and events that can be booked.. This unit is located within walking distance to shopping, public transit, just steps from the ravine offering numerous walking and biking paths, schools and major roadways. Donâ€™t miss your opportunity to own this beautiful condo for yourself or as an investment property! Book your private showing **TODAY!**

Built in 2015

## Essential Information



MLS® #	A2237716
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	107, 12 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W6

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Outside

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance

	Landscape, Views, City Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	57
Zoning	M-1 d100

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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