

# \$354,800 - 311, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2238912

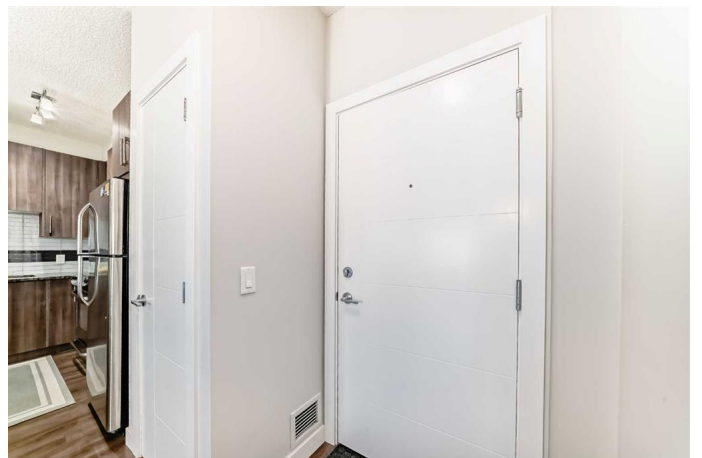
**\$354,800**

2 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Top-Floor 2 Bed 2 Bath + Den Condo with Central A/C in Sage Hill NW. Spacious and private top-floor unit with no neighbors above, located in the heart of Sage Hill NW. This 2-bedroom + den, 2-bathroom condo offers an open floor plan with 9-foot ceilings, quartz countertops, stainless steel appliances, and a large pantry in the kitchen. The primary bedroom includes a walk-in closet and full ensuite. The second bedroom is generously sized and is complemented by another full bathroom. A separate den provides flexible space for a home office or additional living area. Enjoy comfort year-round with central air conditioning and a private, good-sized patio—ideal for outdoor relaxation. Titled heated underground parking stall is conveniently located right in front of the elevator for easy access. Residents also have access to a recreation room in the building. Excellent location within walking distance to Creekside Shopping Centre, Walmart, Costco, T&T Supermarket, restaurants, and more. Quick access to Stoney Trail provides easy connectivity throughout the city.



Built in 2015

## Essential Information

MLS® #                   A2238912

Price                     \$354,800

Bedrooms             2

Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	311, 12 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W6

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	29
Zoning	M-1 d100

## Listing Details

Listing Office            First Place Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.