

# \$345,000 - 311, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2238912

**\$345,000**

2 Bedroom, 2.00 Bathroom, 805 sqft

Single Family on 0.00 Acres

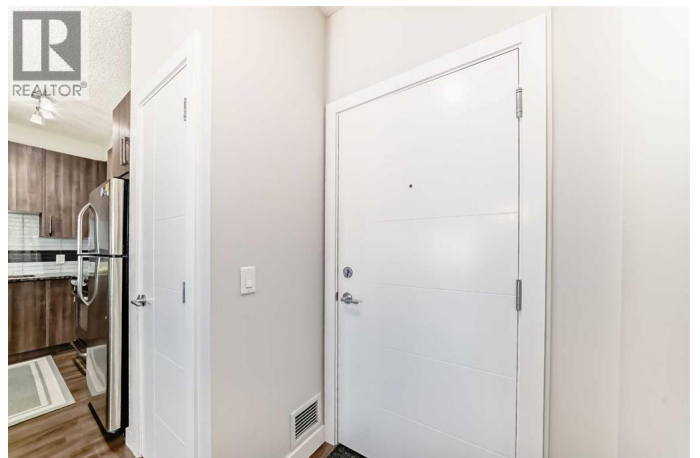
Sage Hill, Calgary, Alberta

Price Reduced! 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. (id:6289)

Built in 2015

## Essential Information

Listing #	A2238912
Price	\$345,000
Bedrooms	2



Bathrooms	2.00
Square Footage	805
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	311, 12 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0W6

### Amenities

Amenities	Playground, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas In Floor Heating
Cooling	Central air conditioning
# of Stories	3

### Exterior

Exterior	Vinyl siding
Construction	Wood frame

### Listing Details

Listing Office	First Place Realty
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:01pm PDT