

\$315,000 - 101, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2230289

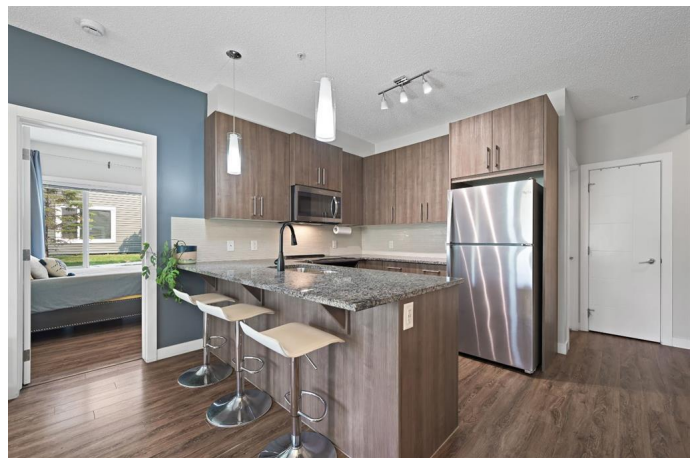
\$315,000

2 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

****OPEN HOUSE Saturday July 5 & Sunday July 6 11:00 am - 2:00 pm**** Tucked into a quiet pocket of Sage Hill - this immaculately maintained 2 bed, 2 bath corner ground-level condo is located in the sought-after NW community of Sage Hill. With its own personal walkway and private entrance, this home offers the rare blend of privacy, comfort, and exceptional convenience. Designed with intention, this single-level home features 9-foot ceilings, an open-concept layout, and an abundance of southwest-facing natural light that fills every corner. The generous living space seamlessly flows into a modern kitchen, complete with granite countertops, stainless steel appliances, ample storage, and an island overhangâ€”perfect for high-top stools and easy conversation. Work from home? The spacious den provides the perfect office or additional storage. Enjoy the ease of in-suite laundry, assigned parking just outside your door, plus plenty of street parking for guests. The primary bedroom retreat includes a large walk-in closet and a 4-piece ensuite. The second bedroom is bright and inviting, with a large exterior window and an interior window that adds openness. A separate 4-piece guest bathroom ensures comfort and privacy for visitors. Enjoy building amenities like visitor parking, community room and secure bike storage, and discover the incredible private ravine only steps awayâ€”offering quiet walks and a peaceful escape from the cityâ€™s energy. Located minutes from shopping,



restaurants, services, and easy access to Stoney Trail, this is the perfect location for both everyday living and weekend adventures. Whether you're beginning a new chapter, simplifying your space, or looking for a place that just feels right, this home offers comfort, practicality, and a sense of calm.

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2230289 |
| Price | \$315,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 806 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 101, 12 Sage Hill Terrace Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R0W6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Off Street, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, |
|-------------------|---|

| | |
|--------------|---|
| | Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 21 |
| Zoning | M-1 d100 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.