

# \$249,900 - 209, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2210250

**\$249,900**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

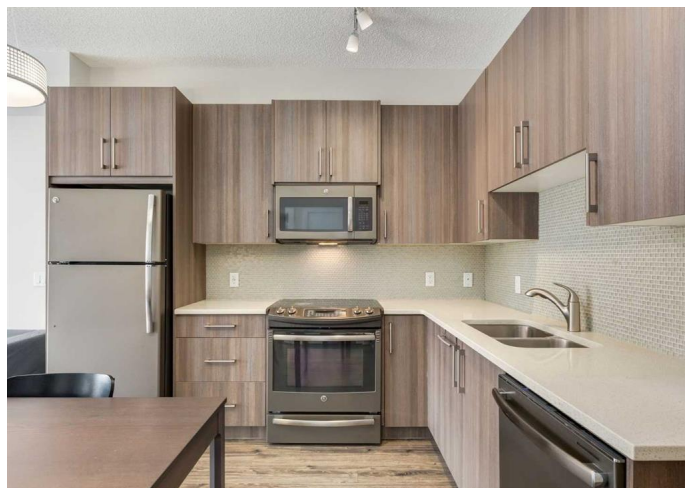
Sage Hill, Calgary, Alberta

Welcome to Viridian in the vibrant community of Sage Hill, where this stylish 1-bedroom condo offers modern comfort, privacy, and convenience. Inside, enjoy 9-foot ceilings, wide-plank vinyl flooring, and an open-concept layout with a sleek kitchen featuring stainless steel appliances, quartz countertops and glass tile backsplash. The primary bedroom includes a walk-in closet, while the versatile den is ideal for a home office or extra storage. Additional highlights include in-suite laundry and a titled underground parking stall. Located steps from Sage Hill Crossing and Sage Hill Quarter with shopping, dining, and services, and just minutes from Beacon Hill, Creekside, Stoney Trail, and transit, this move-in-ready condo is the perfect mix of comfort, style, and location. Check out the video in the media link and book your private showing today.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210250  |
| Price          | \$249,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 576       |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 209, 12 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W6                      |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Parkade, Titled, Underground                  |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks                                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Natural Gas, In Floor                                                |
| Cooling           | None                                                                 |
| # of Stories      | 4                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 16               |
| Zoning         | M-1              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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