

# \$325,000 - 101, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2246763

**\$325,000**

2 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to a one of a kind apartment that offers the best of both worlds, privacy and convenience. This 2 bedroom + office, 2 bathroom ground-floor unit feels nothing like the typical ground floor home. With no common walls and a balcony facing a gorgeous green space, youâ€™ll enjoy unmatched tranquility without sacrificing accessibility.

Step inside to a bright, spacious layout designed for both comfort and functionality. Whether youâ€™re working from home in the dedicated office space, enjoying a morning coffee on your secluded balcony, or unwinding in one of the two generously sized bedrooms, this home is all about easy living.

Why This Home Stands Out

Unmatched Privacy â€“ No common walls !!

Serene Green Space Views â€“ Your own peaceful retreat

Spacious & Functional â€“ 2 bedrooms + a separate office

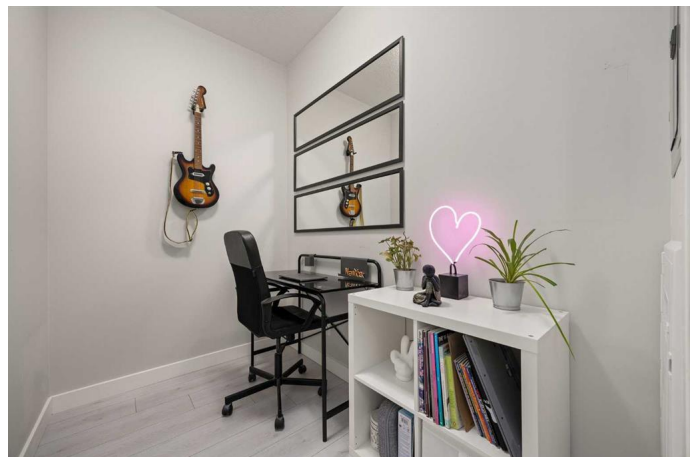
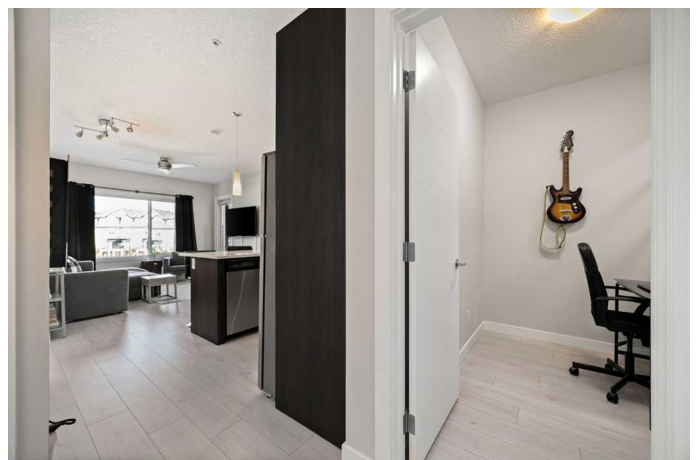
Ground Floor Convenience â€“ Feels elevated, yet easily accessible

Prime NW Calgary Location â€“ Close to parks, shopping & transit

This isnâ€™t just another apartment, itâ€™s a rare gem in NW Calgary. Donâ€™t miss your chance! Book a showing today!

Built in 2017

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2246763          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 788               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 101, 24 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W5                      |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Elevator(s), Parking               |
| Parking Spaces | 1                                  |
| Parking        | Heated Garage, Titled, Underground |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s)                                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor                                                                                                        |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric                                                                                                        |
| # of Stories      | 4                                                                                                               |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 7                |
| Zoning         | M-1 d100         |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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