

# \$299,000 - 108, 8 Sage Hill Terrace Nw, Calgary

MLS® #A2247426

**\$299,000**

2 Bedroom, 2.00 Bathroom, 791 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Unit 108, 8 Sage Hill Terrace NW!

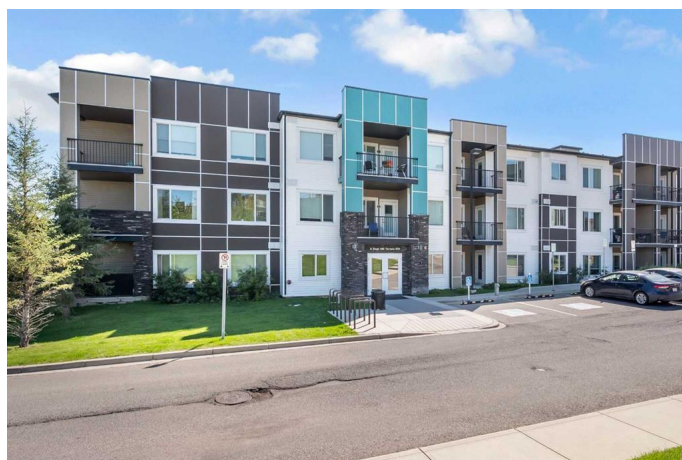
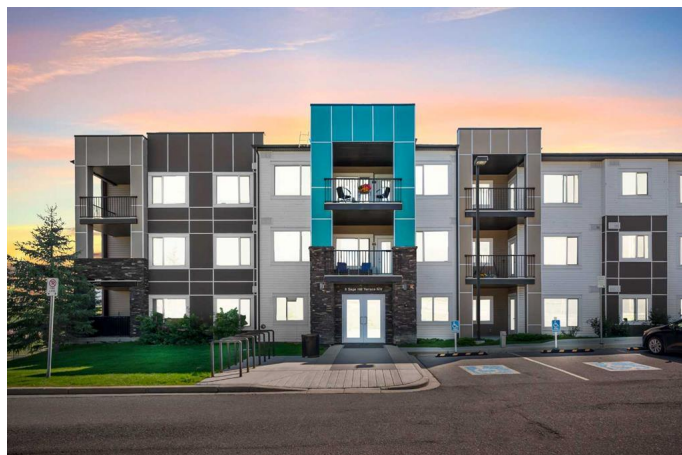
This bright and spacious main-floor condo offers nearly 800 sq. ft. of open-concept living with 2 bedrooms and 2 full bathrooms in the highly desirable community of Sage Hill. The modern kitchen is equipped with stainless steel appliances and ample storage, while the private balcony is perfect for your small gathering. Enjoy the convenience of in-suite laundry, a walk-in closet, and an assigned parking stall.

Located steps from public transit and just minutes to shopping destinations such as Beacon Hill Centre, Walmart, T&T Supermarket, and Costco, plus scenic walking paths and natural ponds right outside your door. Less than 30 minutes to downtown, 15 minutes to the airport, and just an hour to the mountains—an ideal location for both living and investing!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247426  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 791       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 108, 8 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0W5                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s)                 |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |
| # of Garages   | 1                           |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked         |
| Heating           | In Floor, Natural Gas                                                      |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |
| Basement          | None                                                                       |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 51                |
| Zoning         | M-1               |

**Listing Details**

Listing Office            PREP Realty

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