

**8 SAGE HILL Terrace #208, Calgary T3R 0W5**

MLS® #: **A2171007** Area: **Sage Hill** Listing **10/04/24** List Price: **\$335,000**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 10-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2015** Abv Sqft: **799**  
 Lot Information  
 Lot Sz Ar: **799 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **799**

DOM

**78**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Off Street,Secured,Stall,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **In Floor,Natural Gas** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Sewer: Ext Feat: **Courtyard** Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Pantry,Storage,Waik-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	13`6" x 25`7"	Walk-In Closet	Main	12`6" x 20`4"
Bedroom - Primary	Main	31`10" x 34`5"	Bedroom	Main	26`7" x 44`0"
Laundry	Main	10`10" x 10`6"	4pc Bathroom	Main	24`11" x 13`6"
Storage	Main	16`9" x 13`6"	Entrance	Main	25`3" x 17`5"
Kitchen With Eating Area	Main	53`10" x 39`0"	Living/Dining Room Combination	Main	56`2" x 36`5"
Balcony	Main	31`10" x 28`10"			

Legal/Tax/Financial

Condo Fee:  
**\$543**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **1512319**

Remarks

Pub Rmks: **\*\*Welcome Home to Your Modern Oasis in Sage Hill!\*\* Step into this stunning 2-bedroom, 2-bath apartment, built in 2015, and experience a perfect blend of style and comfort. The heart of the home is the updated kitchen, featuring sleek stainless steel appliances, stylish cabinets, and a spacious island—ideal for entertaining or enjoying cozy meals at home. The open-concept layout seamlessly connects the kitchen to the inviting living room, where you can unwind and enjoy peaceful views from your private balcony. Retreat to the master bedroom, complete with a generous walk-in closet and a luxurious 4-piece ensuite bathroom. An additional bedroom and another full bathroom offer plenty of space for guests, family, or a home office. This unit comes with fantastic amenities, including ensuite laundry and titled parking, plus extra visitor parking for your guests. Located in the vibrant Sage Hill community, you'll have access to a variety of grocery stores, gym facilities, and beautiful parks, all just a stone's throw away. Families will love the convenience of nearby schools, including Kenneth D. Taylor School (1.9 km), Our Lady of Grace School (2.9 km), Bears paw Christian School & College (5.1 km), and Valley Creek School (4.0 km). Don't miss out on this incredible opportunity—perfect for first-time buyers, renters, or those looking to downsize in style! Schedule your viewing today and discover your new home in Sage Hill!**

Inclusions: n/a  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







