

# \$324,499 - 323, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2212153

**\$324,499**

2 Bedroom, 2.00 Bathroom, 692 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

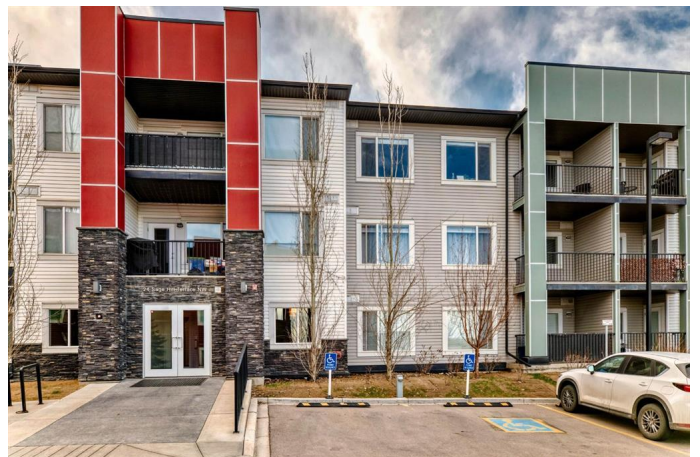
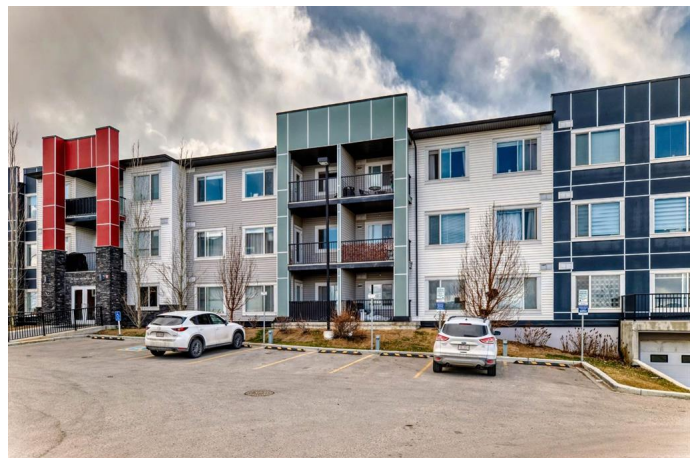
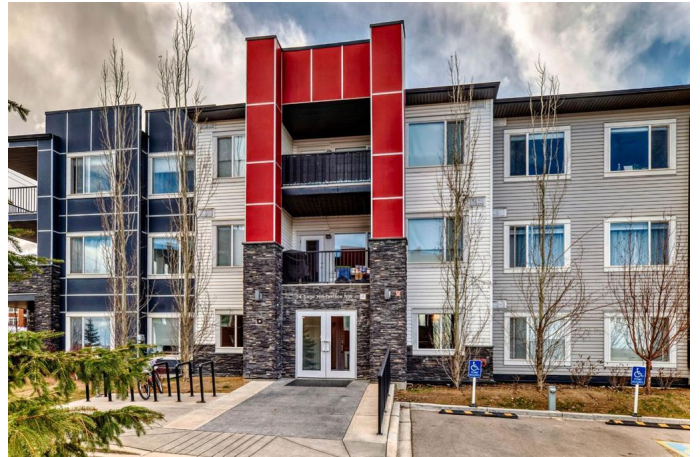
Top Floor. Move-In Ready. Fully Upgraded.  
Heated Underground Garage. In-floor Heating.  
Low Condo Fee.

This stunning top floor unit in the heart of Sage Hill offers 2 spacious bedrooms, a versatile den/storage, and 2 full bathrooms—all wrapped in modern elegance. Step inside and be welcomed by an abundance of natural light, soaring 9-ft ceilings, and an open-concept layout that instantly feels like home.

The stylish U-shaped kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, a sleek modern palette, and bar seating for four—perfect for casual dining or entertaining. Both bedrooms are finished with durable laminate with in-floor heating, and including a generous primary suite with a walk-in closet and private 4-piece ensuite.

Enjoy serene views from your private balcony, the convenience of an in-suite laundry, and the added bonus of a titled heated underground parking stall. With easy access to major roadways and just minutes from top-tier shopping, dining, entertainment and services—including Walmart, Costco, T&T, Home Depot, Planet Fitness, GoodLife, Splitsville and more—this is urban living at its best.

Sage Hill isn't just a location—it's a lifestyle!



Built in 2018

## Essential Information

MLS® #	A2212153
Price	\$324,499
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	692
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	323, 24 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W9

## Amenities

Amenities	Parking, Snow Removal, Trash, Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	22
Zoning	M-1 d100

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.