

# \$325,000 - 313, 8 Sage Hill Terrace Nw, Calgary

MLS® #A2250537

**\$325,000**

2 Bedroom, 2.00 Bathroom, 821 sqft

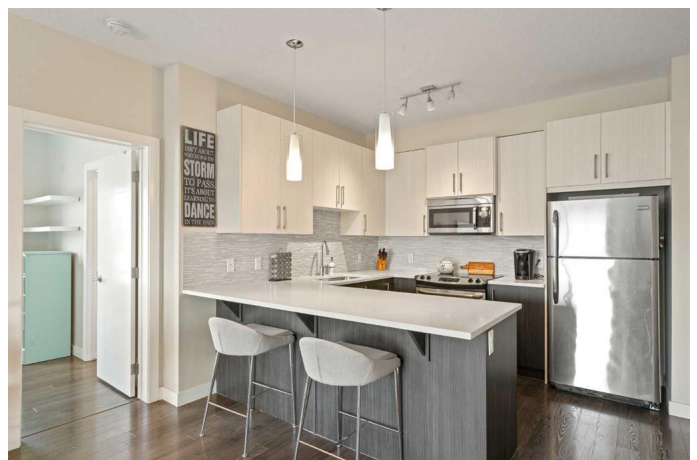
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to the desirable community of Sage Hill. This top-floor corner unit offers 2 bedrooms, 2 bathrooms, and over 800 sq. ft. of thoughtfully designed living space. With its open concept layout, large windows, and bright finishes throughout, this home feels both spacious and inviting. A titled stall in the heated underground parkade adds to the convenience.

As you enter, youâ€™re welcomed by a foyer that opens into the modern kitchen, featuring a centre island and stylish two-toned cabinets that keep the space feeling light and homey. The kitchen flows seamlessly into the living room, making it ideal for both entertaining and everyday living. The primary bedroom is complete with a walk-through closet and a private ensuite bathroom, while the second bedroom is generously sized with plenty of natural light. In-suite laundry ensures everything you need is right at home.

This property is perfectly located with quick access to Stoney Trail and Shaganappi Trail, making commuting anywhere in the city simple. Nearby shopping options include Sage Hill Crossing and Creekside Shopping Centre, where youâ€™ll find Costco, Walmart, T&T Supermarket, Sobeys, restaurants, caf  s, and more. Youâ€™ll also appreciate nearby schools, playgrounds, and walking paths, while the abundance of surrounding green space makes it easy to enjoy the outdoors.



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250537          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 821               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 313, 8 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0W5                     |

## Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Picnic Area, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Parking |
| Parking Spaces | 1                                                                                        |
| Parking        | Titled, Underground                                                                      |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer       |
| Heating           | In Floor                                                                         |
| Cooling           | None                                                                             |
| # of Stories      | 3                                                                                |

## Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 69                |
| Zoning         | M-1 d100          |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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