

# \$334,900 - 101, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2209894

**\$334,900**

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

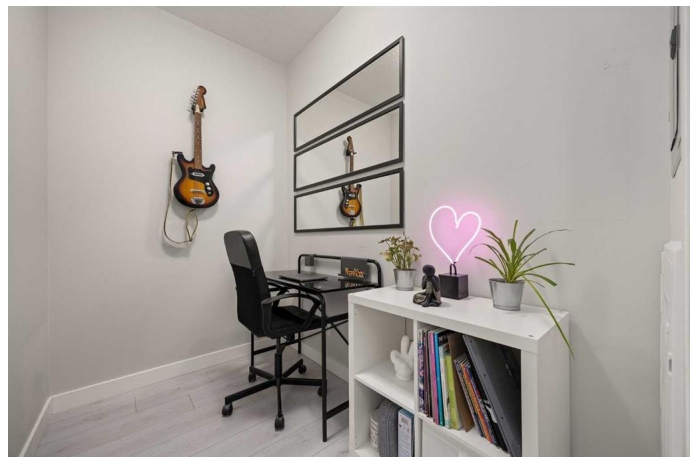
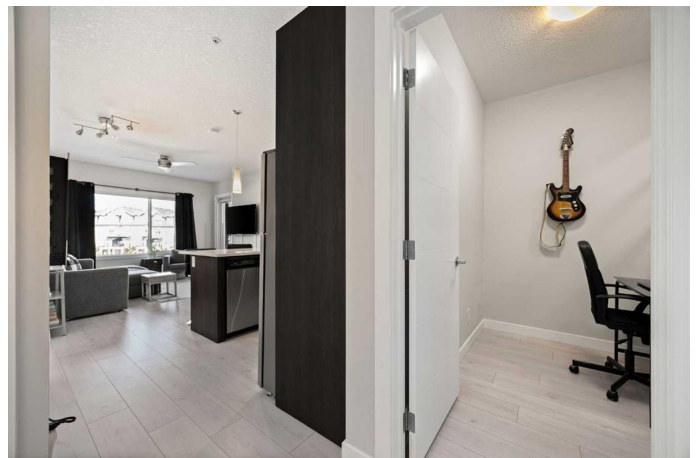
Ground Floor Convenience â€™“ Feels elevated, yet easily accessible

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® #	A2209894
Price	\$334,900
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	April 9th, 2025
Days on Market	9
Zoning	M-1

**Listing Details**

Listing Office	The Real Estate District
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