220 8 Sage Hill Terrace NW

Calgary | Active | MLS® A2346057

$264,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**794.48 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by KIC Realty

A closer look

A PRIVATE & SPACIOUS SAGE HILL CONDO WORTH A CLOSER LOOK! If you're looking for more than just a typical condo, this beautifully maintained 2-bedroom + den, 2-bathroom home offers the space, privacy and convenience you've been searching for.

Located on the second floor, this bright and inviting unit features a functional open-concept layout, generous bedrooms and a versatile den that makes an ideal home office, study or flex space. The primary bedroom includes its own ensuite, while the second bedroom is perfect for guests, family or additional workspace.

One feature that truly sets this home apart is the private balcony and a peaceful outdoor space where you can enjoy your morning coffee or unwind without feeling surrounded by other units.

The home has been exceptionally well cared for and is move-in ready, and the titled underground parking stall adds valuable year-round convenience.

Enjoy everything Sage Hill has to offer, with shopping, restaurants, schools, parks, walking paths and transit all nearby, plus easy access to major roadways for a convenient commute throughout Calgary.

Whether you're a first-time buyer, downsizing, or looking for a solid investment, this one deserves a look. Come see it for yourself - you may be pleasantly surprised by what this home has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346057
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	794.48 sq. ft.
Condo Fee:	$536.09
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512319
Heating:	Hot Water
New Constr.:	No

Construction Material:	Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$100.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Viridian
Community:	Sage Hill
Amenities:	Bicycle Storage, Elevator(s), Parking, Playground
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 13'1" × 8'5" ·
Main Floor	Bedroom · 11'9" × 10'9" ·
Main Floor	Kitchen · 12'1" × 7'3" ·
Main Floor	Den · 7'11" × 5'2" ·

Main Floor	Living Room · 12'1" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/220-8-sage-hill-terrace-nw-calgary-a2346057/

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