305 12 Sage Hill Terrace NW

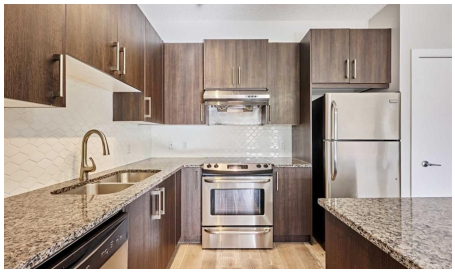
Calgary | Active | MLS® A2353886

$264,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**798.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Price reduced!!!Enjoy top-floor living and sunny southwestern exposure at Viridian Court in Sage Hill! This spacious 2-bedroom, 2-bathroom condo offers a functional layout and titled underground parking. The open-concept kitchen features granite countertops, ample cabinetry, a pantry and an island with a breakfast bar, flowing seamlessly into the bright living area. Step outside onto your private southwest-facing balcony-an inviting spot to enjoy the afternoon sunshine or relax at the end of the day. The primary bedroom features a walk-through closet leading to a 4-piece ensuite, while the generously sized second bedroom is complemented by a separate 4-piece bathroom. In-suite laundry adds everyday convenience. Storage room space can also be used as an office den. Your titled underground(heated) parking stall is conveniently located near the bicycle storage area. With nearby walking and cycling pathways, shopping and everyday amenities, this home brings together comfort, convenience and an appealing northwest Calgary location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353886
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:	798.4 sq. ft.
Condo Fee:	$568.12

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
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:	1512993
Heating:	Central
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Viridian
Community:	Sage Hill
Amenities:	Elevator(s), Parking, Playground
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 10'5" × 9'7" ·
Main Floor	Bedroom · 11' × 8'10" ·
Main Floor	Kitchen · 13' × 11'9" ·
Main Floor	Living/Dining Room Combination · 14'10" × 11'11" ·
Main Floor	Den · 5'11" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-12-sage-hill-terrace-nw-calgary-a2353886/

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