318 8 Sage Hill Terrace NW

Calgary | Active | MLS® A2355590

$260,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**701 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in Sage Hill Terrace, featuring in-floor heating for year round comfort. Ideally located in a vibrant NW community, you’re just steps from parks, schools, shopping, and great dining options.

Inside, you’ll find an open-concept layout with a functional kitchen offering plenty of cabinet space, modern appliances, and a large sit-up island, perfect for entertaining. The living and dining area is filled with natural light, creating a warm and inviting space.

The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the main 4-piece bathroom. ideal for guests, a home office, or roommates.

Additional highlights include underground parking. Move-in ready and perfectly located. Don’t miss your chance to book a showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355590
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-Loft/Bachelor/Studio
Total Living Area:	701 sq. ft.

Condo Fee:	$464.61
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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:	Tile, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Parkade
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:	Bicycle Storage, Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 13' × 8'2" ·
Main Floor	Kitchen · 11'11" × 7'7" ·
Main Floor	Living Room · 15' × 11'10" ·
Main Floor	Bedroom - Primary · 10'4" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island
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 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/318-8-sage-hill-terrace-nw-calgary-a2355590/

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