

# \$364,900 - 313, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2258644

**\$364,900**

2 Bedroom, 2.00 Bathroom, 808 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to one of the largest and most sought-after units in the building – a stunning top-floor corner suite featuring 2 spacious bedrooms + den, 2 full bathrooms, and underground parking. Bathed in natural light from its south-facing balcony, this home offers both style and functionality in equal measure.

Step inside to discover a truly elevated living experience: enjoy the comfort of in-floor heating throughout, soaring 9-foot ceilings, no carpet, sleek quartz countertops, stainless steel appliances, and so much more. Every detail has been thoughtfully designed to offer premium living in a prime location.

Perfectly positioned close to all amenities with easy access to Stoney Trail, this rare offering won't last long.

Don't miss your chance – book your private showing today!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258644  |
| Price      | \$364,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 808               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 313, 12 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W6                      |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Other               |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |
| # of Garages   | 1                   |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Vinyl Windows                                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard                                        |
| Cooling           | None                                             |
| # of Stories      | 3                                                |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Other       |
| Roof              | See Remarks |
| Construction      | Mixed       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 41                   |
| Zoning         | M-1 d100             |

### Listing Details

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