

# \$249,900 - 316, 8 Sage Hill Terrace Nw, Calgary

MLS® #A2261203

**\$249,900**

1 Bedroom, 2.00 Bathroom, 662 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained top-floor condo in the desirable community of Sage Hill. Thoughtfully designed and impeccably cared for, this move-in ready home offers comfort, style, and convenience, complete with a titled UNDERGROUND parking stall. Inside, you'll love the open-concept layout with vinyl plank flooring flowing throughout the main living spaces, creating a modern and cohesive feel. The stylish U-shaped kitchen features two-toned cabinetry, stainless steel appliances, and seating for four at the breakfast bar, perfect for casual dining or entertaining. The kitchen opens seamlessly into a well-sized dining area that easily fits a table for four, and the living room offers a large window and easy access to your private balcony. A thoughtful half bath and a generous front closet provide additional functionality and storage. The spacious primary bedroom is a true retreat, offering a charming nook that's perfect for a home office or reading corner. The primary also comes with its own 4-piece ensuite featuring quartz countertops, and also offers the convenience of a walk-through closet that leads directly to the in-suite laundry area with a stacked washer and dryer. To top it all off, the building exterior has been recently upgraded with new siding and roofing, offering long-term peace of mind. Located in Sage Hill you'll enjoy scenic walking paths, beautiful ravines, and a family-friendly atmosphere. Minutes to all the major shopping plazas in the



community including Creek Side Shopping Centre (Shoppers, Co-Op, Good Life Fitness, Gas Stations , Banks, Restaurants, Medical Clinics and so much more). The complex is also conveniently located next to Symons Valley Road meaning you'll have easy access to major roads. Whether you're a first-time buyer, downsizer, or investor, this is a home and location that truly checks all the boxes.

Built in 2015

**Essential Information**

MLS® #	A2261203
Price	\$249,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	662
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	316, 8 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W5

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Titled, Underground, Covered

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	October 1st, 2025
Days on Market	5
Zoning	M-1 d100

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.