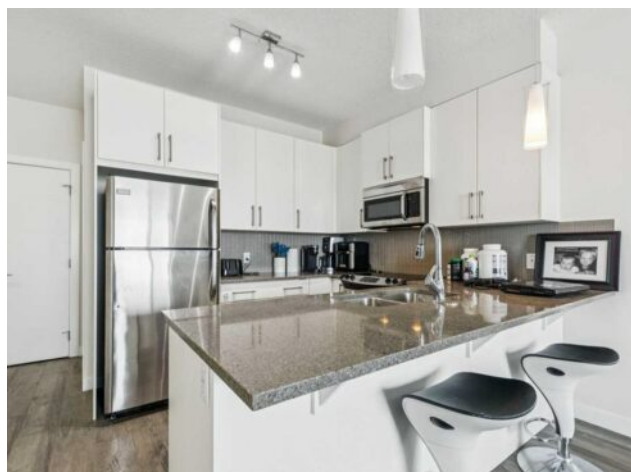


313, 12 Sage Hill Terrace NW  
Calgary, Alberta

MLS # A2291331



## \$309,900

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, 2 fobs for main building and 1 fob for underground parkade.

Top-Floor Corner Unit! Don't miss this rare opportunity to own arguably the most desirable suite in the building: a bright and spacious top-floor corner 2-bedroom + den, 2-bathroom condo in the highly sought-after Viridian in Sage Hill. Built in 2015, this stylish home offers superb design, functionality and a sense of peace that sets it apart from other units in the building. As you step inside, you'll be greeted by abundant natural light spilling through large windows into an open-concept living space with 9-foot ceilings, sleek quartz countertops, modern stainless steel appliances in the kitchen as well as a convenient breakfast bar, and durable LVP flooring - all meticulously chosen for contemporary living. The bright south-facing balcony provides a lovely place to relax with a morning coffee or evening glass of wine, and the den adds enviable versatility - ideal as a home office, guest room or hobby space - giving this home true 2-plus-flex appeal. Residents will appreciate the comforts of in-floor heating, no carpet throughout, in-suite laundry, underground parking (a coveted bonus as some units only have surface stalls), and the sense of privacy and quiet that comes with being on the top level. The well-managed condo community includes a comprehensive maintenance fee that covers water, sewer, heat, exterior building maintenance and insurance, snow removal, landscaping, maintenance of the grounds and parking areas, reserve fund contributions, and professional management, making day-to-day living truly hassle-free. Ideally situated in Sage Hill, this location puts you within easy reach of everyday conveniences such as shopping, groceries, restaurants, transit and major routes like Stoney Trail, plus parks, pathways, schools and recreation options that make this neighbourhood so desirable for first-time buyers, downsizers and investors alike. With its

unique combination of features, quality finishes, prime position and superior value compared to comparable units, this corner suite delivers an exceptional condo lifestyle that's tough to beat. Act quickly - homes like this don't stay on the market long! Builder size is 869 sqft. Pet-friendly building!