

# \$346,000 - 309, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2200752

**\$346,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this GEORGEOUS 2 Bedrooms, 2 Bath + Large DEN and HEATED Underground Parking Condo in the sought after community of SAGE HILL. An ideal opportunity for FIRST TIME HOME BUYERS and savvy INVESTORS. This TOP FLOOR unit (one of the LARGEST UNIT in the complex) offers a bright and spacious OPEN CONCEPT FLOOR PLAN with 9' foot ceiling and large windows providing abundant of NATURAL LIGHT to the unit. The Bright Living Room provides access to the Balcony and the MODERN Kitchen comes with STAINLESS STEEL appliances, Beautiful Dark Color CABINETS, PREMIUM GRANITE countertop and a Central Island. The unit layout maximizes privacy with 2 spacious bedrooms on opposite sides. The Master Bedroom includes a walk-in closet and a luxurious 5 piece ensuite with DOUBLE SINK and soaking tub. The second bedroom is complemented with a full bath, while the spacious and functional DEN offers an ideal space for a Home Office, use it as a Gym room or for extra storage (For reference: The size of the den is as big as a small bedroom). And for your convenience, the Laundry room is inside the unit. This SPACIOUS and FUNCTIONAL home is ideal for small to medium-sized families. Discover the convenience and excitement of living at Sage Hill, one of Calgary's most popular communities with plenty of amenities, shops and restaurants. Located just within walking distance to the vibrant Creekside Shopping



Center, you will find everything you need or just a few minutes drive you will find even more shops like Walmart, T&T Supermarket, Costco, Canadian Tires, Home Depot and many more shops and restaurants. Easy access to major roads such as Stoney Trail, Shaganappi Trail and Symon Valley Road. GO and SHOW or Book your showing today !! Property is currently VACANT and is EASY TO SHOW.

Built in 2015

### Essential Information

MLS® #	A2200752
Price	\$346,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	309, 4 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W4

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Underground, Parkade

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	March 14th, 2025
Days on Market	31
Zoning	M-1

## Listing Details

Listing Office	Grand Realty
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