# \$334,000 - 305, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2212682

### \$334,000

2 Bedroom, 2.00 Bathroom, 803 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home in the well-established community of Sage Hill. This stylish and thoughtfully designed 2 bedroom + den home offers the perfect blend of comfort, functionality, and a low-maintenance lifestyle.

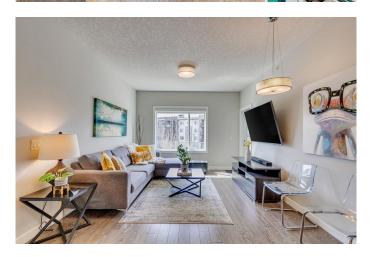
The open-concept layout is warm and inviting, with large windows that fill the space with natural light and provide great views of the neighbouring green space. The kitchen is a real standoutâ€"featuring sleek dark cabinets, stainless steel appliances, quartz countertops and a central island that's perfect for casual meals, morning coffee, or catching up with friends.

Step outside onto your private balconyâ€"an ideal outdoor retreat with room for a comfy sofa, coffee table, and even a propane barbecue (yes, they're allowed!). Whether you're grilling dinner or unwinding with a book, this space is perfect for soaking up some fresh air and enjoying the view.

The primary bedroom is spacious enough for a king-size bed and offers generous closet space, giving you a quiet and cozy place to recharge. Two full bathrooms feature clean, modern finishes, and a second bedroom offers flexible space for guests, a home office, or hobbies. Plus, a pocket office gives you a compact workspace or alternatively in-suite storage.







You'II appreciate the quality touches throughoutâ€"durable hard-surface flooring, modern lighting, and a smart, efficient layout that makes the most of every square foot (over 800 of them!). And no need to worry about winterâ€"this home comes with a titled, heated underground parking stall to keep your vehicle warm and protected all year round.

Best of all, the building is pet-friendly, so your furry companion is welcome too (just be sure to ask for approval)!

With this beautiful home, you'II be close to everythingâ€"from shops and restaurants to parks, transit and walking paths. Whether you're starting out, downsizing, or simply looking for a fresh space to call your own, this condo checks all the boxes.

#### Built in 2015

#### **Essential Information**

MLS® # A2212682 Price \$334,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 803
Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 305, 4 Sage Hill Terrace Nw

Subdivision Sage Hill City Calgary

County Calgary
Province Alberta
Postal Code T3R 0W4

#### **Amenities**

Amenities Dog Run, Elevator(s), Visitor Parking

Parking Spaces 1

Parking Parkade, Titled, Underground

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking

Home, Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating In Floor

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed April 19th, 2025

Days on Market 66 Zoning M-1

## **Listing Details**

Listing Office CIR Realty

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