\$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.

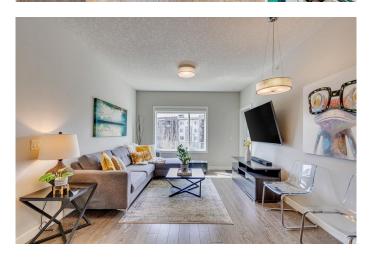
The open-concept layout is warm and inviting, with large windows that fill the space with natural light and provide great views of the neighbouring green space. The kitchen is a real standoutâ€"featuring sleek dark cabinets, stainless steel appliances, quartz countertops and a central island that's perfect 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 Elevator(s), Visitor Parking, Dog Run

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 58
Zoning M-1

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.