

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

MLS® #A2200752

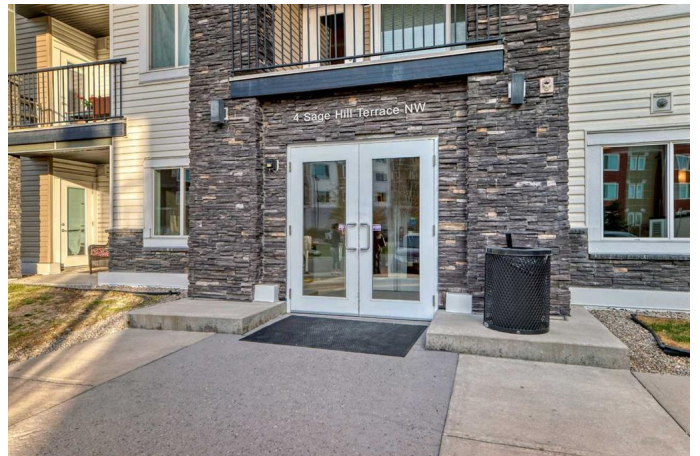
**\$346,000**

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 | 32               |
| Zoning         | M-1              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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