

# \$329,900 - 220, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2207706

**\$329,900**

2 Bedroom, 2.00 Bathroom, 788 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to The Viridian, a thoughtfully designed community in Sage Hill, Calgary. This bright, south-facing unit offers expansive windows that flood the space with natural light. The open-concept layout features two spacious bedrooms positioned on opposite sides for added privacy. The primary suite includes a generously sized walk-through closet leading to a stylish ensuite bath, while a second full bathroom offers convenience for guests or family. A dedicated den/office space makes working from home a breeze, and the modern kitchen is fully upgraded with granite countertops, stainless steel appliances, sleek light fixtures, and fresh paint. Luxury vinyl flooring runs throughout, complementing the high ceilings and offering a touch of sophistication. And yes! Enjoy stunning views of the pond right from your window! This unit also comes with a coveted underground parking stall. Living in Sage Hill means being part of a vibrant, walkable community with easy access to major grocery stores, top-rated restaurants, fitness centers, coffee shops, bike paths, walking trails, playgrounds, schools, and shopping. Plus, commuting is effortless with quick connections to Stoney and Beddington Trails. With an unbeatable price and so many incredible features, this unit won't stay on the market for long! Call today to book your viewing!



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207706          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 788               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 220, 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  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings               |
| Heating           | In Floor   |
| Cooling           | None   |
| # of Stories      | 3  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | M-1             |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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