

\$314,900 - 224, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2089842

\$314,900

2 Bedroom, 2.00 Bathroom, 795 sqft

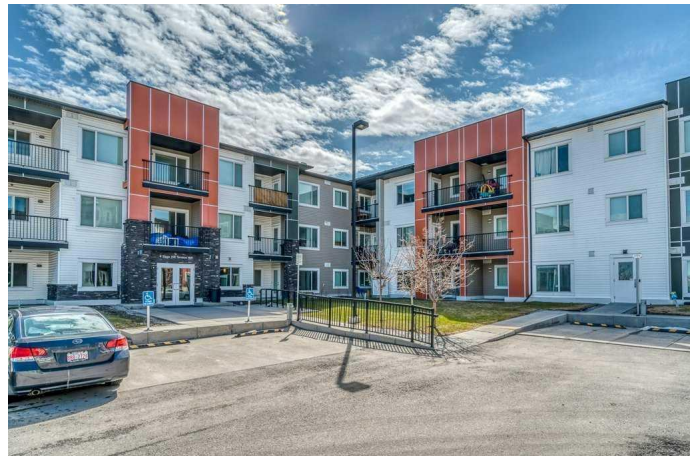
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to the beautiful "End Unit" • 2 bedrooms and 2 baths modern condo in the community of Sage Hill, a good opportunity for first-time home buyers and savvy investors. This unit offers a den large enough to use as a home office or a bonus storage area. Upon entering the space you'll notice the large windows allowing streams of natural light to fill the space, 9'™ knockdown ceilings. The kitchen features stainless steel appliances, a stylish backsplash and modern slab cabinetry, working together with quartz countertops both in the kitchen and carried through to the both bathrooms, to bring a high end feel that is sure to impress. Gather with friends and family just off the kitchen in the large living/dining area or enjoy the fresh air from your private patio area, comes with one titled underground parking as well. For the pet lovers, the Viridian is equipped with a turfed pet area and walking trails connecting to the immense greenspace already established in the community. With 4 grocery stores, including a Walmart, just a short 10 minute walk away, and an established transit system in place. Stoney trail is less than 5 minutes'™ drive to connect you with the rest of city. Whether you're the adventurous type with a love for the Rocky Mountains located just 45 mins away. Book your private showing today!

Built in 2015

Essential Information



MLS® #	A2089842
Price	\$314,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	224, 4 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0W4

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Construction	Stone, Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	October 25th, 2023
Date Sold	November 17th, 2023
Days on Market	23
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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