

\$299,900 - 223, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2089982

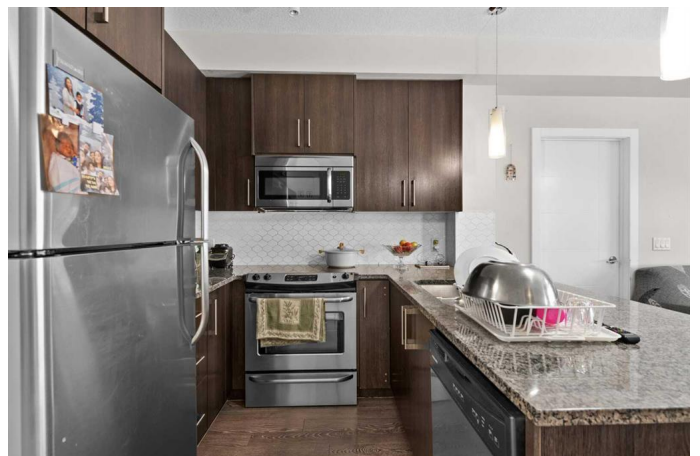
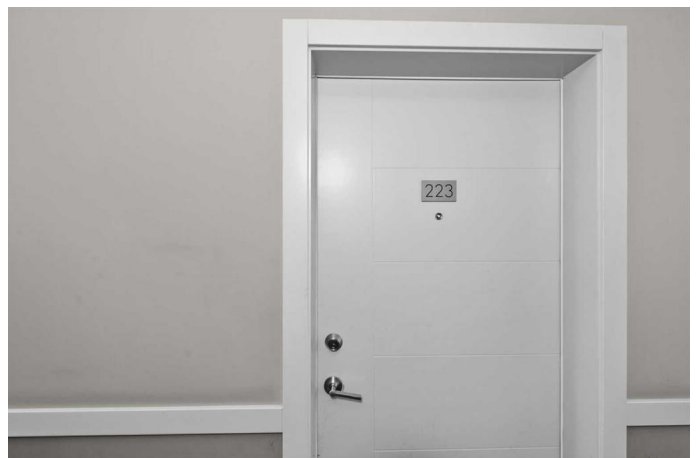
\$299,900

2 Bedroom, 2.00 Bathroom, 692 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Nestled within the popular Viridian complex, this condo offers an opportunity for the first-time home buyer, empty nesters, and the savvy investor. Embrace the convenience of having the Ravine Pathway System, schools, a fire station, Walmart, shopping centers, and transit just steps away. Step into luxury living with this captivating and meticulously maintained 2-bedroom, 2 bathrooms + den residence spanning almost 700 square feet of living space. Enjoy an abundance of natural light that fills the open floor plan that showcases 9-foot ceilings and laminated flooring, providing both comfort and sophistication. The heart of this home is the gourmet kitchen, featuring exquisite granite countertops and sleek stainless-steel appliances. Perfect for aspiring chefs and culinary enthusiasts, this kitchen is not only functional but also a stylish focal point of the residence. Friends and family will surely gather around the eating bar when entertaining. Adjacent to the kitchen is spacious and sunny living room effortlessly connects to a covered south-facing balcony, the perfect setting for entertaining guests or simply enjoying a quiet moment outdoors. This clever layout has the family room separating both bedrooms for added privacy. The primary suite boasts a spacious walk-in closet and a luxurious 4-piece ensuite bathroom, creating a private retreat within your home. Additionally, you'll find a generously sized second bedroom and a versatile den/storage room, along with a



well-appointed 4-piece main bath and in-suite laundry for added convenience. Your vehicle will be well taken care of with a titled underground parking stall conveniently located close to the elevator. This prime location ensures that you are walking distance or a short drive to the shopping centers at Sage Hill Quarter, Beacon Hill, and Creekside, as well as transit options, parks, extensive pathways, and greenspaces. With easy access to Stoney Trail, the University of Calgary, the airport, downtown Calgary, and the mountains, your new home offers exceptional accessibility to all the places you need to go. Low condo fees that cover heating and water make this property not only luxurious but also budget friendly. The Viridian complex itself is well-maintained and offers additional amenities, including an entertainment room, visitor parking, and bike storage. Don't miss this opportunity to live the elevated lifestyle you've always dreamed of.

Built in 2015

Essential Information

MLS® #	A2089982
Price	\$299,900
Sold Price	\$297,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	692
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	223, 4 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W4

Amenities

Amenities	Dog Park, Elevator(s), Other, Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Secured, See Remarks, Titled, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting, Playground, Private Entrance, Storage
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 10th, 2023
Days on Market	9
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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