

\$344,900 - 211, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2118650

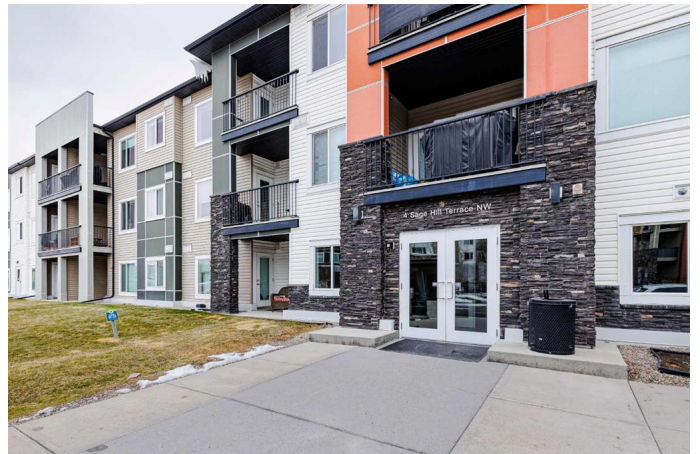
\$344,900

2 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to the Viridian of Sage Hill! This is the perfect unit for a first time home buyer, or a savvy investor! This extensively upgraded 2 Bedroom & 2 Bathroom unit features a modern, open concept floor plan and 9ft knockdown ceilings. The gourmet kitchen is the heart of the home with quartz countertops, kitchen island, stainless steel appliances, custom cabinetry and a great sized pantry! Upgraded laminate flooring throughout and carpet in the bedrooms. This floorplan has no shortage of natural light due to the large windows and south west exposure. Located in a quiet complex, this unit has been exceptionally well maintained. This floor plan was designed with privacy in mind, with your primary bedroom with its own private 4pc ensuite and walk-through closet, located on one side of the unit, while the second bedroom & 4pc bathroom are on the other side, separated by your large dining/living space. Just off your living room is an oversized sunny south west facing balcony, a great place to unwind and enjoy the exposure. Near the front entrance is a finished storage area that could be utilized for storage or even used as a small office. This unit also includes convenient ensuite laundry! Upgrades throughout include, counter height and quartz vanities in the bathrooms, higher grade flooring and carpet throughout, upgraded plumbing fixtures and higher end cabinetry and kitchen hardware. A titled, heated underground parking stall is included with this unit, not to mention ample



amounts of visitor and street parking! Location of this home is ideal, with quick access to major roadways such as Stoney Trail, Shaganappi Trail, and Symons Valley Road (Beddington Trail), major shops just minutes away such as Walmart, T&T Super Market, Co-op, Costco, endless restaurants, amenities, and great schools, parks and walk ways. Don't miss out on this amazing opportunity

Built in 2015

Essential Information

MLS® #	A2118650
Price	\$344,900
Sold Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	792
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	211, 4 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W4

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

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

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 29th, 2024
Date Sold	May 16th, 2024
Days on Market	48
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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