

# \$354,900 - 324, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2208920

**\$354,900**

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

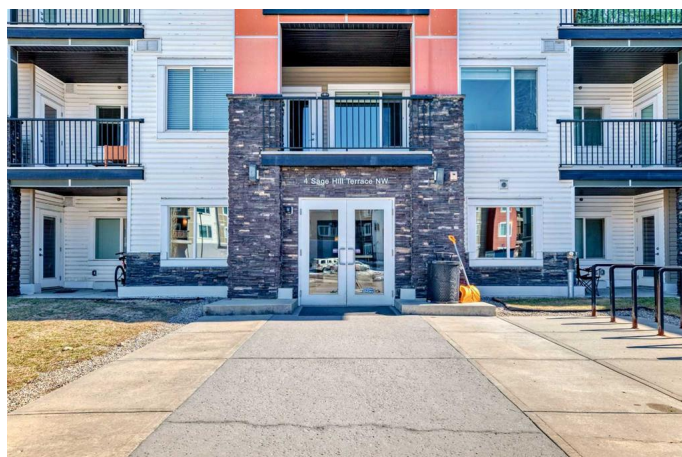
Enjoy elevated living in this stunning top-floor corner unit, featuring 2 spacious bedrooms, 2 full bathrooms, and a generous Denâ€”perfect for a home office or extra storage. Located in the highly desirable community of Sage Hill, this bright and airy condo boasts one of the largest layouts in the complex, with 9-foot ceilings and large windows that flood the space with natural light. The open-concept design showcases a modern kitchen with granite countertops, stainless steel appliances, rich dark cabinetry, and a central island ideal for entertaining. The smart floor plan offers added privacy with bedrooms on opposite sides of the unit. The primary suite includes a walk-in closet and a luxurious 4-piece ensuite and a relaxing soaker tub. Additional features include in-suite laundry, heated underground parking, and an unbeatable location just steps from shopping, dining, and major roadways.

A perfect opportunity for first-time buyers and a smart investment for savvy investors alike.

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208920  |
| Price      | \$354,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 804               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 324, 4 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R0W4                      |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | In Floor, Natural Gas, Boiler   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 42              |
| Zoning         | M-1             |

### Listing Details

Listing Office

eXp Realty

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