

# \$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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