

# \$334,000 - 305, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2212682

**\$334,000**

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home in the well-established community of Sage Hill. This stylish and thoughtfully designed 2 bedroom + den home offers the perfect blend of comfort, functionality, and a low-maintenance lifestyle.

The open-concept layout is warm and inviting, with large windows that fill the space with natural light and provide great views of the neighbouring green space. The kitchen is a real standout—featuring sleek dark cabinets, stainless steel appliances, quartz countertops and a central island that's perfect for casual meals, morning coffee, or catching up with friends.

Step outside onto your private balcony—an ideal outdoor retreat with room for a comfy sofa, coffee table, and even a propane barbecue (yes, they're allowed!). Whether you're grilling dinner or unwinding with a book, this space is perfect for soaking up some fresh air and enjoying the view.

The primary bedroom is spacious enough for a king-size bed and offers generous closet space, giving you a quiet and cozy place to recharge. Two full bathrooms feature clean, modern finishes, and a second bedroom offers flexible space for guests, a home office, or hobbies. Plus, a pocket office gives you a compact workspace or alternatively in-suite storage.



Youâ€™ll appreciate the quality touches throughoutâ€”durable hard-surface flooring, modern lighting, and a smart, efficient layout that makes the most of every square foot (over 800 of them!). And no need to worry about winterâ€”this home comes with a titled, heated underground parking stall to keep your vehicle warm and protected all year round.

Best of all, the building is pet-friendly, so your furry companion is welcome too (just be sure to ask for approval)!

With this beautiful home, youâ€™ll be close to everythingâ€”from shops and restaurants to parks, transit and walking paths. Whether youâ€™re starting out, downsizing, or simply looking for a fresh space to call your own, this condo checks all the boxes.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212682          |
| Price          | \$334,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 803               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 305, 4 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0W4 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Dog Run |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Titled, Underground          |
| # of Garages   | 1                                     |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                |
| Heating           | In Floor                                                                                                            |
| Cooling           | None                                                                                                                |
| # of Stories      | 4                                                                                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 25               |
| Zoning         | M-1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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