

# \$329,900 - 220, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2194453

**\$329,900**

2 Bedroom, 2.00 Bathroom, 788 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to the Viridian, a well thought out community in Sage Hill, Calgary. Here we have a bright, south facing unit with big windows a ton of amazing natural light. A beautiful open concept floor plan with 2 large bedrooms, opposite to each other including the primary bedroom with a generous sized walk-through closet, an ensuite bath, a second full bath, a proper den/office space, a modern kitchen with all the upgrades that include granite countertops, stainless steel appliances, modern light fixtures, fresh paint and new top of the line luxury vinyl throughout the unit, high ceilings and yes, views of the Pond! Oh and did I mention an underground parking stall? Sage Hill and the Viridian are an exceptionally well designed and walkable community, close to amenities that include major grocery stores, popular restaurants, multiple gyms, coffee shops, bike paths, walking trails, playgrounds, schools, shopping, public transport and with super easy access to major routes like Stoney and Beddington Trails... this is the perfect location. At such an awesome price point and with so much to offer, it will not last... so call today!



Built in 2015

## Essential Information

MLS® #	A2194453
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	Low-Rise(1-4)
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	Bicycle Storage, Elevator(s), Parking, Snow Removal, Visitor Parking
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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
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	February 13th, 2025
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Days on Market 29  
Zoning M-1

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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