$339,000 - 305, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2212682

$339,000
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 condo 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 standoutâ€”featuring sleek dark cabinets, stainless steel appliances, quartz countertops and a central island thatâ€™s perfect for casual meals, morning coffee, or catching up with friends.

Step outside onto your private balconyâ€”an ideal outdoor retreat with room for a comfy sofa, coffee table, and even a propane barbecue (yes, theyâ€™re allowed!). Whether youâ€™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 small bonus room gives you in-suite storage or could work as a compact workspace.

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	$339,000
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, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
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	16
Zoning	M-1

Listing Details

Listing Office	CIR Realty

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