

# \$364,900 - 324, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2208920

**\$364,900**

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

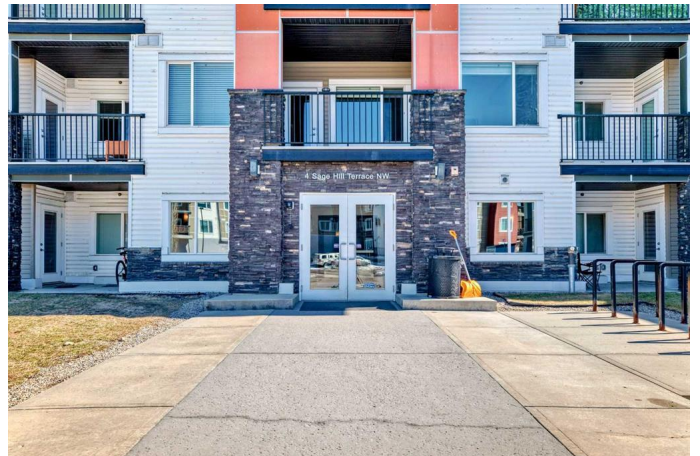
Enjoy elevated living in this stunning top-floor corner unit, featuring 2 spacious bedrooms, 2 full bathrooms, and a generous Denâ€™perfect for a home office or extra storage. Located in the highly desirable community of Sage Hill, this bright and airy condo boasts one of the largest layouts in the complex, 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	\$364,900
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	Boiler, In Floor, Natural Gas
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	27
Zoning	M-1

### **Listing Details**

Listing Office

eXp Realty

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