

# \$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

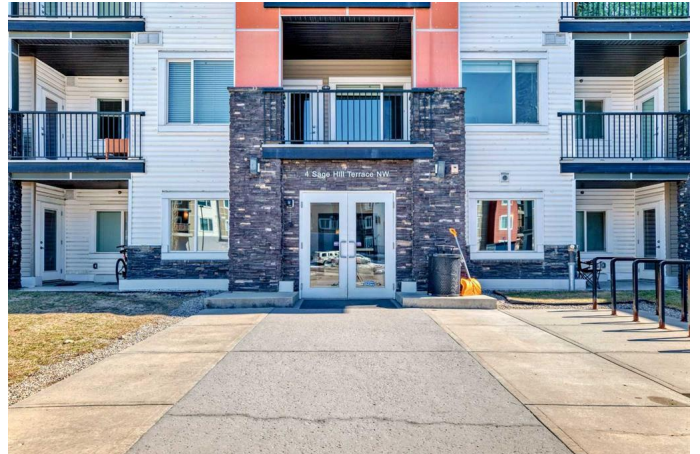
Enjoy elevated living in this stunning top-floor corner unit, featuring 2 spacious bedrooms, 2 full bathrooms, and a generous Denâ€”perfect for a home office or extra storage. Located in the highly desirable community of Sage Hill, this bright and airy condo boasts one of the largest layouts in the complex, 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 | 28              |
| Zoning         | M-1             |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.