

4 SAGE HILL Terrace #121, Calgary T3R 0W4

MLS® #: **A2180715** Area: **Sage Hill** Listing Date: **11/28/24** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

55
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	26`10" x 15`10"	Bedroom - Primary	Main	31`9" x 35`3"
Kitchen	Main	42`8" x 35`6"	Living Room	Main	42`8" x 33`11"
Den	Main	31`9" x 18`10"			

Legal/Tax/Financial

Condo Fee: **\$368** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1512318

Remarks

Pub Rmks: **Welcome to The Viridian—a thoughtfully designed main-floor condo ideal for first-time buyers, young professionals, or savvy investors. This bright and inviting home provides an open-concept layout, high 9 ft ceilings, and oversized windows that flood the space with natural light, creating a warm and airy atmosphere. The modern kitchen is both functional and stylish, featuring stainless-steel appliances, ample cabinetry, and a convenient dining area. A versatile bonus den provides the perfect space for a home office, workout area, or additional storage. The spacious bedroom includes a walk-in closet, offering plenty of room for your wardrobe and more. Enjoy the added convenience of in-suite laundry, eliminating the need for communal laundry trips. The private entrance makes it easy to come and go, especially for pet owners, as this pet-friendly building allows up to two cats or dogs (under 15 kg each) with board approval. Located just steps from your designated parking stall, this condo offers unmatched convenience near shopping, dining, and essential amenities. Don't miss the chance to make this exceptional property your new home or investment. Book your showing today!**

Inclusions: **Floating Shelves**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







