



4 SAGE HILL Terrace #220, Calgary T3R 0W4

MLS® #: **A2194453** Area: **Sage Hill** Listing **02/13/25** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Date: Change: **None** 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

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Finished Floor Area
 Abv Sqft: **787**
 Low Sqft:
 Ttl Sqft: **787**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Lighting**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`9" x 16`7"	Living Room	Main	18`10" x 15`4"
Bedroom - Primary	Main	10`5" x 9`7"	Walk-In Closet	Main	3`9" x 6`2"
4pc Ensuite bath	Main	7`7" x 4`11"	Bedroom	Main	12`4" x 8`10"
4pc Bathroom	Main	7`5" x 5`0"	Storage	Main	5`11" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$525** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc: **1512318**

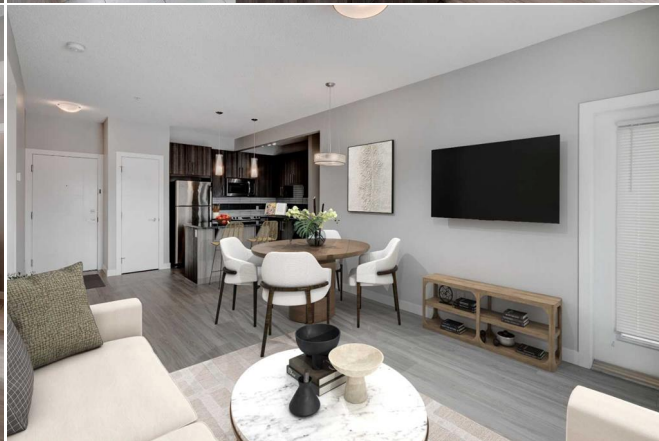
Remarks

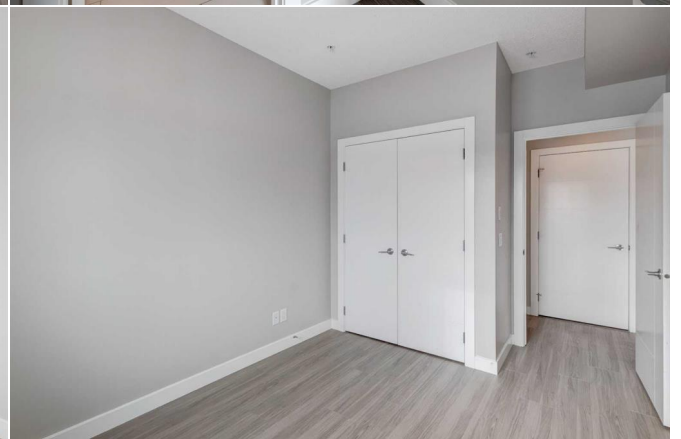
Pub Rmks: **Welcome to the Viridian, a well thought out community in Sage Hill, Calgary. Here we have a bright, south facing unit with big windows a ton of amazing natural light. A beautiful open concept floor plan with 2 large bedrooms, opposite to each other including the primary bedroom with a generous 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!**

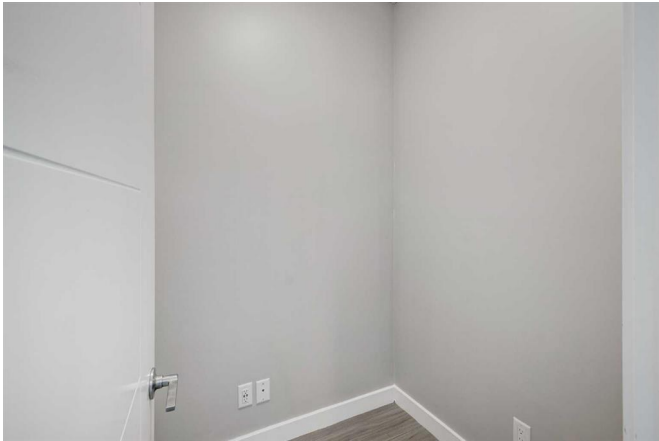
Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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









220-4 Sage Hill Terrace NW, Calgary, AB

Main Floor Interior Area 737.79 sq ft



PREPARED: 2025/02/05

White regions are excluded from total floor area in EXUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.