

7, 4 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2313683



\$287,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 810 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|----------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 536 |
| Basement: | - | LLD: | - |
| Exterior: | Asphalt, Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 d100 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, See Remarks | | |

Inclusions: t.v mount in bedroom

Welcome to Viridian in the sought-after community of Sage Hill. This beautifully maintained ground-floor 2-bedroom, 2-bathroom condo offers over 800 sq ft of stylish living space and direct access to outdoor space. Inside, you’ll find 9-foot ceilings, heated flooring throughout, laminate floors, and an open-concept layout designed for both everyday comfort and entertaining. The modern kitchen features stainless steel appliances, quartz countertops, a tile backsplash, and a spacious island with seating. The primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry and an unbeatable location just steps from Sage Hill Crossing and Sage Hill Quarter, with quick access to Beacon Hill, Creekside, Stoney Trail, and transit. Offering a perfect blend of comfort, convenience, and lifestyle, this move-in-ready condo is one you won’t want to miss. Check out the video in the media link and book a private showing today!