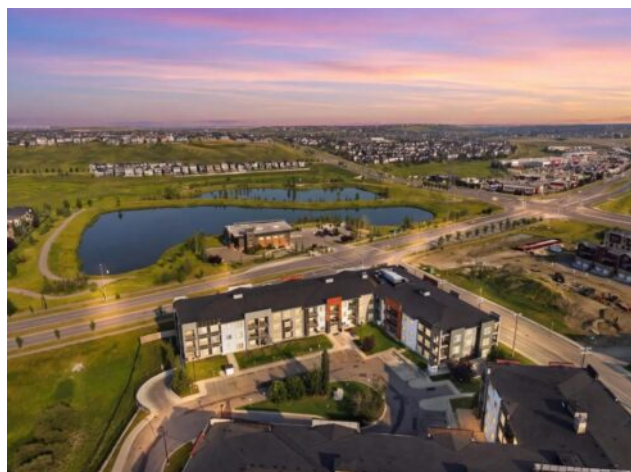


306, 4 Sage Hill Terrace NW Calgary, Alberta

MLS # A2339921



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: Entry Key/Fob, Window Coverings, TV Wall Mount (optional)

Welcome to this bright and thoughtfully designed condo in the desirable community of Sage Hill. Located on the top floor, this home features a functional 2-bedroom plus den layout designed to maximize space and privacy. The versatile den provides valuable extra space for a home office or additional storage. The open-concept kitchen offers plenty of cabinetry, while additional storage and linen space help keep everyday living organized. The spacious primary bedroom features a private ensuite and generous closet, while the second bedroom is conveniently located next to the second full bathroom. Enjoy the convenience of in-suite laundry and secure underground parking. Ideally located close to shopping, restaurants, pathways, transit and everyday amenities, with quick access to Stoney Trail. An excellent opportunity for first-time buyers, downsizers or investors. Book your private showing today with your favourite REALTOR®;