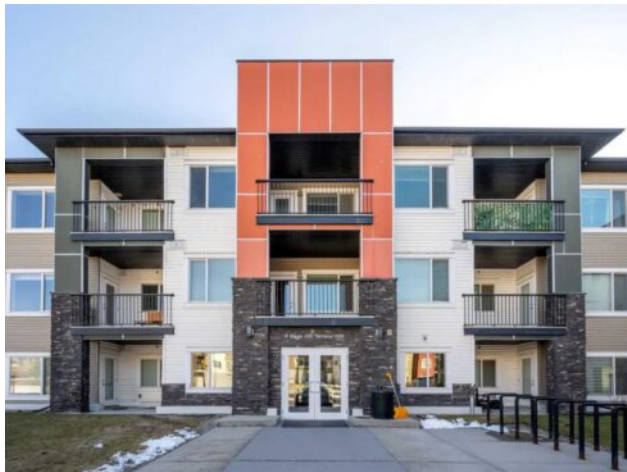


303, 4 Sage Hill Terrace NW Calgary, Alberta

MLS # A2351308



\$285,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	.
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions:	Blinds
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You finally found the unit you been looking for. A Top Floor condo with 2bed/2bath + Den. This suite offers a functional open layout with the added flexibility of a dedicated den, perfect for a home office, study, or additional living space. The main living area provides a comfortable setting for both everyday living and entertaining with easy maintenance laminate flooring in the entire suite. While the two bedrooms offer excellent space, separation and private. The primary bedroom features its own ensuite conveniently adding seamless flow to your mornings. The kitchen comes with ample cabinetry and counter space, enjoying the quick breakfast bar flowing seamlessly into the dining and living areas. Large windows bring in plenty of natural light, creating a bright and welcoming atmosphere throughout the home. Enjoy the convenience of underground heated titled parking, providing a secure and protected parking year-round. The building is located in the desirable community of Sage Hill, close to parks, pathways, shopping, restaurants, schools, transit and everyday amenities. With easy access to 144 Avenue, Shaganappi Trail, Stoney Trail and major north Calgary routes, commuting throughout the city is convenient. Whether you're a first-time buyer, downsizing, or looking for an investment property, this well-designed condo offers an excellent combination of comfort, convenience and location.