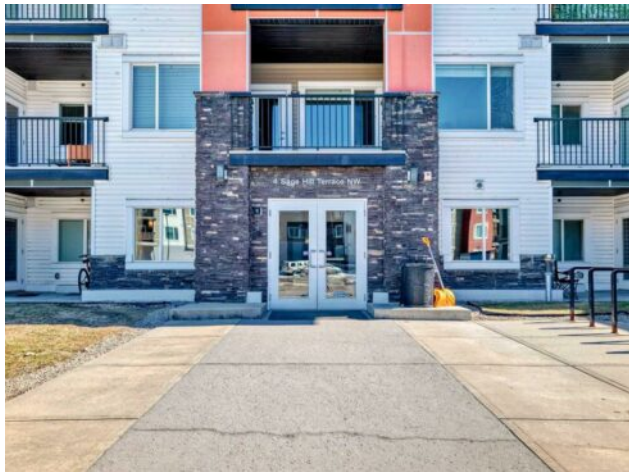


324, 4 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2208920



\$364,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 804 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Boiler, In Floor, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 525 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) | | |

Inclusions: NA

Enjoy elevated living in this stunning top-floor corner unit, featuring 2 spacious bedrooms, 2 full bathrooms, and a generous Den—perfect for a home office or extra storage. Located in the highly desirable community of Sage Hill, this bright and airy condo boasts one of the largest layouts in the complex, with 9-foot ceilings and large windows that flood the space with natural light. The open-concept design showcases a modern kitchen with granite countertops, stainless steel appliances, rich dark cabinetry, and a central island ideal for entertaining. The smart floor plan offers added privacy with bedrooms on opposite sides of the unit. The primary suite includes a walk-in closet and a luxurious 4-piece ensuite and a relaxing soaker tub. Additional features include in-suite laundry, heated underground parking, and an unbeatable location just steps from shopping, dining, and major roadways. A perfect opportunity for first-time buyers and a smart investment for savvy investors alike.