



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

125, 4 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2244406



\$305,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY AUGUST 9 FROM 12-3PM**** Welcome to this beautifully appointed ground-floor corner unit located in the sought-after community of Sage Hill in NW Calgary. Offering a seamless blend of comfort, style, and functionality, this 2 bedroom + den, 2-bathroom condo is the perfect home for first-time buyers, downsizers, or savvy investors. Step inside to discover a bright, open-concept layout enhanced by expansive windows that fill the home with natural light. Durable laminate flooring spans the main living areas, while both bathrooms showcase elegant tile flooring. The gourmet kitchen is a true centrepiece, boasting granite countertops, a stylish tile backsplash, stainless steel appliances, and a convenient breakfast bar. Ample cabinetry provides generous storage, making meal prep and entertaining a breeze. The spacious primary suite features a walk-through closet that leads to a private 4-piece ensuite, offering a peaceful and well-designed retreat. The additional den provides a versatile space ideal for a home office, guest room, or extra storage. Enjoy the convenience of in-suite laundry, titled underground parking, and your own private patio&mdashperfect for soaking in serene morning sunrises. Best of all, this ground-floor location means no elevator waits and easy access for daily living. Situated in a well-managed complex, you're just steps from walking paths, parks, shops, and restaurants. Quick access to major roads makes commuting downtown or escaping to the Rockies effortless. With a strong sense of community and unbeatable lifestyle amenities nearby, this home is more than just a place to live&mdashit's a place to thrive. Don't miss your opportunity to own in one of Calgary's most vibrant northwest communities!

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