



**304, 4 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2295482**



**\$299,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** n/a

Welcome to Viridian in the vibrant community of Sage Hill. This top-floor 2-bedroom, 2-bathroom condo offers exceptional privacy, stunning east-facing pond views, and beautiful sunrise exposure. Inside, enjoy 9-foot ceilings, laminate flooring, and heated flooring throughout, and an open-concept layout with a sleek kitchen featuring stainless steel appliances, quartz countertops, a tile backsplash, and a central island perfect for casual dining or entertaining. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom and full bath offer flexibility for guests or a home office. Step onto your private balcony to take in peaceful pond views and start your day with the morning sun. Additional highlights include in-suite laundry and titled underground parking. Ideally located steps from Sage Hill Crossing and Sage Hill Quarter, with quick access to Beacon Hill, Creekside, Stoney Trail, and transit, this move-in-ready condo delivers comfort, convenience, and lifestyle. Check out the video in the media link and book your private showing today.