



**209, 4 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2148925



\$365,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	901 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Discover this delightful 2 Bedrooms + Den condo in the sought-after Viridian in Sage Hill. Spanning 901 sq.ft., this South Facing apartment offers a spacious Open Concept design with 9-foot high ceilings. The Bright Living Room provides access to a Balcony. The Gourmet Kitchen is appointed with Granite counters, ample of cabinets, Stainless Steel Appliances, and a Central Island. Additional highlights include a Large In-Suite Laundry & Storage Room. The condo features 2 Spacious Bedrooms, 2 Full Baths, and a generous Den/Office space. The Master Bedroom includes a 5 pc Ensuite with Granite Counters, Double Vanity, and a Walk-in Closet. The unit also comes with 1 Underground Titled Parking Stall. This unit is ideally located in a nice community, enjoy the convenience of being steps away from Walmart, Shopping Centers, Transit options, Parks, extensive Pathways, and Green spaces. With easy access to Stoney Trail, Downtown, and the Airport, this location offers unparalleled accessibility. Don't miss out on this immaculate unit—schedule your viewing today! In the parkade level, there is a Bike room for your bike.