



**207, 4 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2152527**



**\$290,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Stunning West Facing 1-Bedroom Suite in Sage Hill - Your Ideal Home! Whether buying your first home or expanding your investment portfolio, seize this opportunity! Welcome to the Viridian, a charming 1-bedroom Suite of 577.86 square feet nestled in the picturesque Sage Hill community by Trico Communities. This meticulously maintained residence on the second floor boasts brand-new fixtures, stainless steel kitchen appliances, a balcony perfect for morning coffees, a spacious walk-in closet, in-suite laundry facilities, and an underground heated parking stall! Conveniently located within walking distance to public transit stops and just a short drive to major shopping destinations including Beacon Hill Shopping Centre, Walmart, T&T Supermarket, and more. Step outside and immerse yourself in nearby waterways and scenic walking trails. Don't miss out on making Viridian your new home. Contact your Friendly Realtor today to schedule a viewing!