



**121, 4 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2180715



\$259,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	574 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Floating Shelves

****Seller offering 6 months pre-paid condo fees**** Welcome to the Viridian! This main-floor condo is perfect for a bachelor, young couple, or an investor looking to score a great space. Inside, you'll find a bright and open layout with high ceilings and big windows that keep things feeling airy and cheerful. The kitchen has everything you need—modern appliances, lots of storage, and room to actually sit and eat (or let's be real, pile up takeout containers). There's even a bonus den that's ready to become your home office, workout corner, or "throw-everything-in-here-when-guests-visit" room. The bedroom is spacious and comes with a walk-in closet for all your stuff (yes, even the clothes you haven't worn since 2017). And let's not forget the in-suite laundry—no more hauling loads to a communal laundry room or tracking down quarters like it's the 90s. Just steps from your parking stall, the location couldn't be better—especially if you're a pet parent. The private entrance makes it super easy to take Rover (or Kevin—we're not judging your naming choices) out for a quick walk. Pets are allowed upon written board approval with two cats or two dogs not more than 15kgs. Close to shopping, dining, and everything else you need, this condo is ready for its next chapter. Book a showing today!