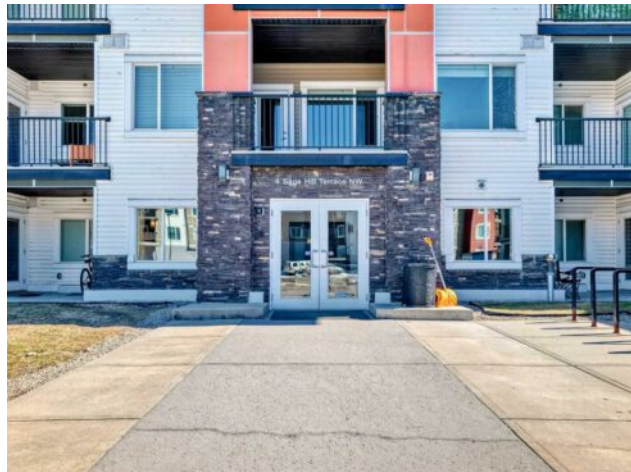




**324, 4 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2208920**



**\$364,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Enjoy elevated living in this stunning top-floor corner unit, featuring 2 spacious bedrooms, 2 full bathrooms, and a generous Den&mdash;perfect for a home office or extra storage. Located in the highly desirable community of Sage Hill, this bright and airy condo boasts one of the largest layouts in the complex, with 9-foot ceilings and large windows that flood the space with natural light. The open-concept design showcases a modern kitchen with granite countertops, stainless steel appliances, rich dark cabinetry, and a central island ideal for entertaining. The smart floor plan offers added privacy with bedrooms on opposite sides of the unit. The primary suite includes a walk-in closet and a luxurious 4-piece ensuite and a relaxing soaker tub. Additional features include in-suite laundry, heated underground parking, and an unbeatable location just steps from shopping, dining, and major roadways. A perfect opportunity for first-time buyers and a smart investment for savvy investors alike.