



GRASSROOTS
REALTY GROUP

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319, 4 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2211531



\$272,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 435
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions:	None
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Welcome to Unit 319 – a Top-Floor Gem in the Heart of Sage Hill! This stunning 1-bedroom, 1.5-bathroom condo is perfectly located on the inside corner of the top floor, offering exceptional privacy and tranquility. With a unique and functional layout, this unit features 9-foot ceilings and an open-concept design that makes the space feel bright and airy. The stylish kitchen is equipped with white cabinetry, stone countertops, stainless steel appliances, and a massive island that opens seamlessly into the living area – perfect for cooking, entertaining, or enjoying your morning coffee. A convenient half-bath off the living room is ideal for guests. The primary bedroom is absolutely spacious, with ample space for a king-sized bed plus a home office setup if desired. It includes a beautiful 4-piece ensuite and a huge walk-in closet, providing plenty of storage. Additional highlights include your own in-suite laundry, a covered private balcony to relax and take in the views, and a titled underground heated parking stall – a real bonus during Calgary’s colder months. There’s also secure bike storage in the building. With shopping, dining, and entertainment just minutes away, plus quick access to Stoney Trail, this is an incredible opportunity to own in one of Calgary’s most sought-after communities.