

\$325,000 - 305, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2234913

\$325,000

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home in the well-established community of Sage Hill. This stylish and thoughtfully designed 2 bedroom + den home offers the perfect blend of comfort, functionality, and a low-maintenance lifestyle.

The open-concept layout is warm and inviting, with large windows that fill the space with natural light and provide great views of the neighbouring green space. The kitchen is a real standout—featuring sleek dark cabinets, upgraded stainless steel appliances, quartz countertops and a central island that's perfect for casual meals, morning coffee, or catching up with friends.

Step outside onto your private balcony—an ideal outdoor retreat with room for a comfy sofa, coffee table, and even a propane barbecue (yes, they're allowed!). Whether you're grilling dinner or unwinding with a book, this space is perfect for soaking up some fresh air and enjoying the view.

The primary bedroom is spacious with accommodation for a king-size bed and offers generous closet space, giving you a quiet and cozy place to recharge. Two full bathrooms, including an ensuite, feature clean, modern finishes, and a second bedroom offers flexible space for guests, a home office, or hobbies. Plus, a pocket office gives you a compact workspace or alternatively in-suite storage.



Youâ€™ll appreciate the quality touches throughoutâ€”durable hard-surface flooring, modern lighting, and a smart, efficient layout that makes the most of every square foot (over 800 of them!). And no need to worry about winterâ€”this home comes with a titled, heated underground parking stall to keep your vehicle warm and protected all year round.

Best of all, the building is pet-friendly, so your furry companion is welcome too (just be sure to ask for approval)!

With this beautiful home, youâ€™ll be close to everythingâ€”from shops and restaurants to parks, transit and walking paths. Whether youâ€™re starting out, downsizing, or simply looking for a fresh space to call your own, this condo checks all the boxes.

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2234913 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 803 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 305, 4 Sage Hill Terrace Nw |
| Subdivision | Sage Hill |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0W4 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Dog Run, Elevator(s), Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Titled, Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Low Flow Plumbing Fixtures |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | In Floor |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 6 |
| Zoning | M-1 |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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