

# \$338,800 - 309, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2200752

**\$338,800**

2 Bedroom, 2.00 Bathroom, 900 sqft

Single Family

Sage Hill, Calgary, Alberta

Welcome to this GEORGEOUS 2 Bedrooms, 2 Bath + Large DEN and HEATED Underground Parking Condo in the sought after community of SAGE HILL. An ideal opportunity for FIRST TIME HOME BUYERS and savvy INVESTORS. This TOP FLOOR unit (one of the LARGEST UNIT in the complex) offers a bright and spacious OPEN CONCEPT FLOOR PLAN with 9' foot ceiling and large windows providing abundant of NATURAL LIGHT to the unit. The Bright Living Room provides access to the Balcony and the MODERN Kitchen comes with STAINLESS STEEL appliances, Beautiful Dark Color CABINETS, PREMIUM GRANITE countertop and a Central Island. The unit layout maximizes privacy with 2 spacious bedrooms on opposite sides. The Master Bedroom includes a walk-in closet and a luxurious 5 piece ensuite with DOUBLE SINK and soaking tub. The second bedroom is complemented with a full bath, while the spacious and functional DEN offers an ideal space for a Home Office, use it as a Gym room or for extra storage (For reference: The size of the den is as big as a small bedroom). And for your convenience, the Laundry room is inside the unit. This SPACIOUS and FUNCTIONAL home is ideal for small to medium-sized families. Discover the convenience and excitement of living at Sage Hill, one of Calgary's most popular communities with plenty of amenities, shops and restaurants. Located just within walking distance to the vibrant Creekside Shopping



Center, you will find everything you need or just a few minutes drive you will find even more shops like Walmart, T&T Supermarket, Costco, Canadian Tires, Home Depot and many more shops and restaurants. Easy access to major roads such as Stoney Trail, Shaganappi Trail and Symon Valley Road. GO and SHOW or Book your showing today !! Property is currently VACANT and is EASY TO SHOW. (id:6289)

Built in 2015

### Essential Information

Listing #	A2200752
Price	\$338,800
Bedrooms	2
Bathrooms	2.00
Square Footage	900
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	309, 4 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0W4

### Amenities

Amenities	Playground, Shopping
Features	Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan
Heating	In Floor Heating
Cooling	None

# of Stories 3

## Exterior

Exterior Stone, Vinyl siding

Construction Wood frame

## Listing Details

Listing Office Grand Realty



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