

# \$305,000 - 125, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2244406

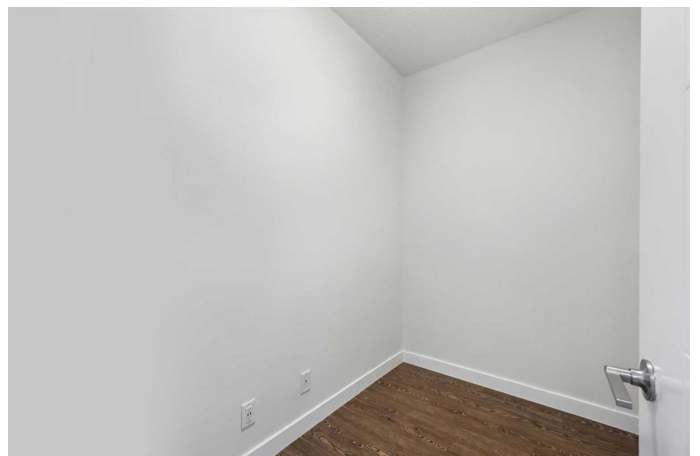
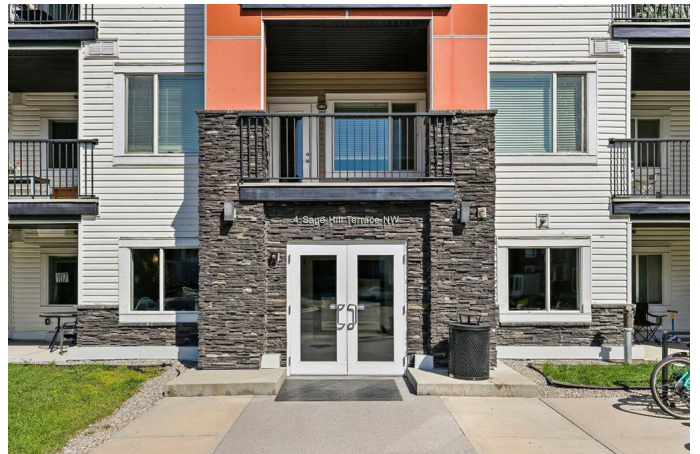
**\$305,000**

2 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully appointed ground-floor corner unit located in the sought-after community of Sage Hill in NW Calgary. Offering a seamless blend of comfort, style, and functionality, this 2 bedroom + den, 2-bathroom condo is the perfect home for first-time buyers, downsizers, or savvy investors. Step inside to discover a bright, open-concept layout enhanced by expansive windows that fill the home with natural light. Durable laminate flooring spans the main living areas, while both bathrooms showcase elegant tile flooring. The gourmet kitchen is a true centrepiece, boasting granite countertops, a stylish tile backsplash, stainless steel appliances, and a convenient breakfast bar. Ample cabinetry provides generous storage, making meal prep and entertaining a breeze. The spacious primary suite features a walk-through closet that leads to a private 4-piece ensuite, offering a peaceful and well-designed retreat. The additional den provides a versatile space ideal for a home office, guest room, or extra storage. Enjoy the convenience of in-suite laundry, titled underground parking, and your own private patio—perfect for soaking in serene morning sunrises. Best of all, this ground-floor location means no elevator waits and easy access for daily living. Situated in a well-managed complex, you're just steps from walking paths, parks, shops, and restaurants. Quick access to major roads makes commuting downtown or escaping to the Rockies effortless. With a



strong sense of community and unbeatable lifestyle amenities nearby, this home is more than just a place to live—it's a place to thrive. Don't miss your opportunity to own in one of Calgary's most vibrant northwest communities!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244406          |
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 787               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 125, 4 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0W4                     |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Bicycle Storage |
| Parking Spaces | 1                                             |
| Parking        | Stall, Titled, Underground, Parkade           |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, |

|              |                               |
|--------------|-------------------------------|
|              | Washer                        |
| Heating      | In Floor, Natural Gas, Boiler |
| Cooling      | None                          |
| # of Stories | 4                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Construction      | Vinyl Siding, Wood Frame, Stone |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 18               |
| Zoning         | M-1 d100         |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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