

**304, 4 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2295482



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to Viridian in the vibrant community of Sage Hill. This top-floor 2-bedroom, 2-bathroom condo offers exceptional privacy, stunning east-facing pond views, and beautiful sunrise exposure. Inside, enjoy 9-foot ceilings, laminate flooring, and heated flooring throughout, and an open-concept layout with a sleek kitchen featuring stainless steel appliances, quartz countertops, a tile backsplash, and a central island perfect for casual dining or entertaining. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom and full bath offer flexibility for guests or a home office. Step onto your private balcony to take in peaceful pond views and start your day with the morning sun. Additional highlights include in-suite laundry and titled underground parking. Ideally located steps from Sage Hill Crossing and Sage Hill Quarter, with quick access to Beacon Hill, Creekside, Stoney Trail, and transit, this move-in-ready condo delivers comfort, convenience, and lifestyle. Check out the video in the media link and book your private showing today.