122 4 Sage Hill Terrace NW

Calgary | Active | MLS® A2358380

$274,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**800.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Enjoy added value with heat and water included in the condo fees! Stylish, bright and exceptionally well kept, this 2-bedroom, 2-bathroom condo + flex room in Sage Hill, North West offers a modern space that feels polished, comfortable and completely move-in ready. The open-concept layout is enhanced by 9-foot ceilings and an abundance of natural light. The contemporary kitchen features quartz countertops, 42-inch upper cabinets, upgraded stainless steel appliances, a beautiful white backsplash, large island and pantry. It flows seamlessly into the bright living area, which opens onto a sunny south-facing balcony. Enjoy easy access to the outdoors and parking while still benefiting from the privacy and security of a raised floor plan. No elevator required, making everyday comings and goings especially convenient for pet owners, grocery runs and more. The primary bedroom offers a comfortable private retreat with a walk-through closet leading to a full 4-piece ensuite. The second bedroom is well sized and bright, with the second full 4-piece bathroom conveniently located nearby. A versatile storage area provides additional space, while in unit laundry makes everyday living easy and organized. In-floor heating adds year-round comfort and pride of ownership is evident throughout. Enjoy thoughtful finishes and a layout designed for easy living and functionality. Living here puts you close to walking paths, the ravine, shopping and major routes throughout Calgary. Walmart, Costco and everyday conveniences are just minutes away. Enjoy quiet mornings at home, host friends around the kitchen island or take advantage of the surrounding amenities. You'll enjoy coming home to a space that feels fresh, modern and inviting. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358380
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	800.84 sq. ft.
Condo Fee:	$536.09
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512318;21
Heating:	In Floor, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Viridian
Community:	Sage Hill
Amenities:	Bicycle Storage, Party Room, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'4" × 8'10" ·
Main Floor	Eat in Kitchen · 16'6" × 11'9" ·
Main Floor	Living Room · 14'11" × 11'11" ·
Main Floor	Bedroom - Primary · 10'6" × 9'8" ·
Main Floor	Storage · 5'10" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Pond, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry
Exterior Features:	Balcony, Courtyard

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1d100
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/122-4-sage-hill-terrace-nw-calgary-a2358380/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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