218 4 Sage Hill Terrace NW

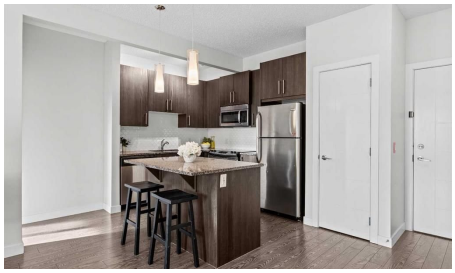
Calgary | Active | MLS® A2358638

$290,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**787.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome Home! This 2 Bedroom, 2 Bathroom + Den/Flex space , with Titled Underground Parking condo has so much to offer and is move in ready! Extra convenience and value with Heat and Water included in the condo fees! This is a Pet friendly building (there are restrictions) with a designated pet relief area on site! Located on the 2nd floor near the elevators, convenience is the theme for this property. Inside you are instantly greeted by an abundance of natural light that amplifies the beauty of this well kept unit. The kitchen is one you will love cooking and entertaining in featuring extra tall cabinets, a PANTRY, modern backsplash, a kitchen island and stunning GRANITE counters. The Kitchen overlooks the Living/Dining area that again offers so much space. The layout of this unit is ideal with bedrooms located on separate sides. To your right you find the Primary bedroom with a walk through closet and a private 4 piece ensuite. The left of the condo you will find the 2nd bedroom that is a good size and has the 4 piece main bathroom just off it - great setup for a roommate situation! The in unit laundry is enclosed in a closet and a stacked unit, plus you have two storage closets to the left of the entrance, and a den/flex area that is great for additional storage or the perfect home office area. Want to soak in the sun even more? Head out to your South facing balcony and enjoy! There is tons of street parking, and visitor spots throughout the complex for guests, and the location is prime as you are close to everything you need! Get ready to fall in love as this one is a gem!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358638
Bedrooms	2
Bathrooms	2
Year Built	2015
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:	787.51 sq. ft.
Main Level Finished Area:	787.51 sq. ft.
Condo Fee:	$549.79
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, 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:	6
Year built:	2015 (Age: 11)
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
Heating:	In Floor
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled, Underground
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:	Elevator(s), Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 12'4" × 8'10" ·
Main Floor	Den · 5'11" × 4'11" ·
Main Floor	Dining Room · 11'11" × 7'4" ·
Main Floor	Kitchen · 16'4" × 11'10" ·
Main Floor	Living Room · 11'10" × 8'9" ·
Main Floor	Bedroom - Primary · 10'6" × 9'7" ·
Title to Land:	Fee Simple

Community Features:	Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/218-4-sage-hill-terrace-nw-calgary-a2358638/

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