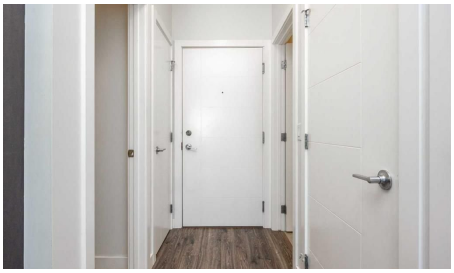
303 4 Sage Hill Terrace NW

Calgary | Active | MLS® A2351308

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**695 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Unison Realty Group Ltd.

A closer look

You finally found the unit you been looking for. A Top Floor condo with 2bed/2bath + Den. This suite offers a functional open layout with the added flexibility of a dedicated den, perfect for a home office, study, or additional living space. The main living area provides a comfortable setting for both everyday living and entertaining with easy maintenance laminate flooring in the entire suite. While the two bedrooms offer excellent space, separation and private. The primary bedroom features its own ensuite conveniently adding seamless flow to your mornings
The kitchen comes with ample cabinetry and counter space, enjoying the quick breakfast bar flowing seamlessly into the dining and living areas. Large windows bring in plenty of natural light, creating a bright and welcoming atmosphere throughout the home.

Enjoy the convenience of underground heated titled parking, providing a secure and protected parking year-round. The building is located in the desirable community of Sage Hill, close to parks, pathways, shopping, restaurants, schools, transit and everyday amenities. With easy access to 144 Avenue, Shaganappi Trail, Stoney Trail and major north Calgary routes, commuting throughout the city is convenient.

Whether you're a first-time buyer, downsizing, or looking for an investment property, this well-designed condo offers an excellent combination of comfort, convenience and location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351308
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:	695 sq. ft.
Condo Fee:	$494.81
Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Maintenance Grounds, Professional Management, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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, Electric
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Garage Door Opener, Heated Garage, 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:	Bicycle Storage, Dog Park, Elevator(s)
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked
Inclusions:	Blinds
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 6'4" × 3'8" ·
Main Floor	Den · 5'8" × 5'5" ·
Main Floor	Laundry · 3' × 3' ·
Main Floor	Kitchen With Eating Area · 11'11" × 9'4" ·

Main Floor	Living/Dining Room Combination · 14'8" × 11'11" ·
Main Floor	Bedroom · 10'8" × 8'2" ·
Main Floor	Bedroom - Primary · 10'4" × 9'6" ·
Main Floor	Balcony · 10'4" × 7'10" ·
Main Floor	Walk-In Closet · 6' × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home
Exterior Features:	BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	.
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-4-sage-hill-terrace-nw-calgary-a2351308/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.