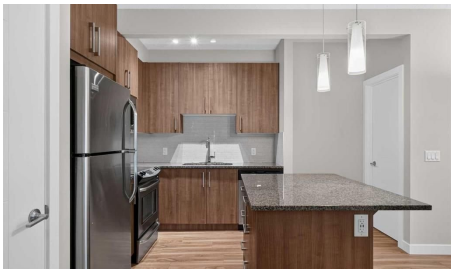
7 4 Sage Hill Terrace NW

Calgary | Active | MLS® A2345782

$259,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**810 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

GROUND-LEVEL LIVING, a PRIVATE PATIO and a well-designed 2 BEDROOM, 2 BATHROOM layout come together in this move-in-ready Sage Hill condo, placing everyday conveniences close to home. Inside, 9' CEILINGS enhance the sense of space while an OPEN-CONCEPT FLOOR PLAN and durable laminate flooring establish an easy flow for daily living and entertaining. Anchoring the main living area, the kitchen pairs QUARTZ COUNTERTOPS with STAINLESS STEEL APPLIANCES, a CORNER PANTRY and a centre island with casual breakfast bar seating. Just beyond, the dining area sits at the heart of the open concept space, making conversation effortless whether you are hosting friends or settling in for a quiet meal. Natural light brightens the spacious living area, with direct access outside for SEAMLESS INDOOR-OUTDOOR LIVING on the ground-level patio. Tucked away for added privacy, the primary retreat connects through WALK-THROUGH CLOSETS to its own 4-PIECE ENSUITE. A second bedroom and another 4-piece bathroom accommodate overnight guests, a roommate or a dedicated home office with ease. Practical details continue with IN-SUITE LAUNDRY and an ENCLOSED STORAGE ROOM, keeping household essentials conveniently within the suite. An ASSIGNED PARKING STALL adds another layer of day-to-day simplicity, while building amenities extend beyond the unit with a PARTY/GAMES ROOM and BIKE STORAGE. Outside your door, Sage Hill puts shopping, restaurants, groceries, fitness and services within easy reach at Sage Hill Crossing and Sage Hill Quarter, with Beacon Hill and Creekside expanding the options nearby. Quick connections to Stoney Trail and transit make it easy to reach the rest of Calgary, while the community's pathways and ponds bring outdoor space into the everyday routine.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345782
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:	810 sq. ft.
Main Level Finished Area:	810 sq. ft.
Condo Fee:	$536.09
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
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
Basement:	None
Foundation:	Poured Concrete
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:	Assigned, 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, Elevator(s), Party Room, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'9" × 9'5" ·
Main Floor	Living Room · 13'9" × 11'11" ·
Main Floor	Dining Room · 11'3" × 5' ·
Main Floor	Storage · 5'2" × 5' ·

Main Floor	Bedroom - Primary · 10'5" × 9'8" ·
Main Floor	Laundry · 3'2" × 3'1" ·
Main Floor	Walk-In Closet · 6'2" × 3'9" ·
Main Floor	Bedroom · 13'5" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Lighting
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-4-sage-hill-terrace-nw-calgary-a2345782/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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