

# \$272,999 - 319, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2211531

**\$272,999**

1 Bedroom, 2.00 Bathroom, 649 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Unit 319 – a Top-Floor Gem in the Heart of Sage Hill!

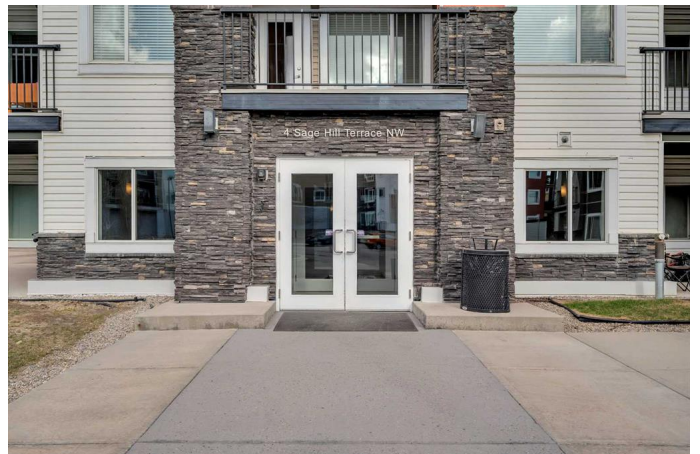
This stunning 1-bedroom, 1.5-bathroom condo is perfectly located on the inside corner of the top floor, offering exceptional privacy and tranquility. With a unique and functional layout, this unit features 9-foot ceilings and an open-concept design that makes the space feel bright and airy.

The stylish kitchen is equipped with white cabinetry, stone countertops, stainless steel appliances, and a massive island that opens seamlessly into the living area – perfect for cooking, entertaining, or enjoying your morning coffee. A convenient half-bath off the living room is ideal for guests.

The primary bedroom is absolutely spacious, with ample space for a king-sized bed plus a home office setup if desired. It includes a beautiful 4-piece ensuite and a huge walk-in closet, providing plenty of storage.

Additional highlights include your own in-suite laundry, a covered private balcony to relax and take in the views, and a titled underground heated parking stall – a real bonus during Calgary’s colder months. There’s also secure bike storage in the building.

With shopping, dining, and entertainment just minutes away, plus quick access to Stoney



Trail, this is an incredible opportunity to own in one of Calgary’s most sought-after communities.

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211531          |
| Price          | \$272,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 649               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 319, 4 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0W4                     |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Service Elevator(s) |
| Parking Spaces | 1                                                                                   |
| Parking        | Titled, Underground, Secured                                                        |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s), Elevator |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,                 |

|              |              |
|--------------|--------------|
|              | Washer/Dryer |
| Heating      | In Floor     |
| Cooling      | None         |
| # of Stories | 3            |
| Basement     | None         |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Storage, Dog Run, Electric Grill |
| Roof              | Asphalt                                   |
| Construction      | Stone, Wood Frame                         |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 7                |
| Zoning         | M-1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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