$325,000 - 305, 4 Sage Hill Terrace Nw, Calgary

MLS® #A2234913

$325,000

2 Bedroom, 2.00 Bathroom, 803 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home in the well-established community of Sage Hill. This stylish and thoughtfully designed 2 bedroom + den home offers the perfect blend of comfort, functionality, and a low-maintenance lifestyle.

The open-concept layout is warm and inviting, with large windows that fill the space with natural light and provide great views of the neighbouring green space. The kitchen is a real standoutâ€"featuring sleek dark cabinets, upgraded stainless steel appliances, quartz countertops and a central island thatâ€™s perfect for casual meals, morning coffee, or catching up with friends.

Step outside onto your private balconyâ€"an ideal outdoor retreat with room for a comfy sofa, coffee table, and even a propane barbecue (yes, theyâ€™re allowed!). Whether youâ€™re grilling dinner or unwinding with a book, this space is perfect for soaking up some fresh air and enjoying the view.

The primary bedroom is spacious with accommodation for a king-size bed and offers generous closet space, giving you a quiet and cozy place to recharge. Two full bathrooms, including an ensuite, feature clean, modern finishes, and a second bedroom offers flexible space for guests, a home office, or hobbies. Plus, a pocket office gives you a compact workspace or alternatively in-suite storage.

You'll appreciate the quality touches throughout—durable hard-surface flooring, modern lighting, and a smart, efficient layout that makes the most of every square foot (over 800 of them!). And no need to worry about winter—this home comes with a titled, heated underground parking stall to keep your vehicle warm and protected all year round.

Best of all, the building is pet-friendly, so your furry companion is welcome too (just be sure to ask for approval)!

With this beautiful home, you'll be close to everything—from shops and restaurants to parks, transit and walking paths. Whether you're starting out, downsizing, or simply looking for a fresh space to call your own, this condo checks all the boxes.

Built in 2015

Essential Information

MLS® #	A2234913
Price	$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	305, 4 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0W4

Amenities

Amenities	Dog Run, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 28th, 2025
Days on Market	55
Zoning	M-1

Listing Details

Listing Office	CIR Realty