

# \$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	28
Zoning	M-1

## Listing Details

Listing Office	PREP Realty
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