



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 4 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2313683



\$275,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Asphalt, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions:	t.v mount in bedroom
-------------	----------------------

Welcome to Viridian in the sought-after community of Sage Hill. This beautifully maintained ground-floor 2-bedroom, 2-bathroom condo offers over 800 sq ft of stylish living space and direct access to outdoor space. Inside, you’ll find 9-foot ceilings, heated flooring throughout, laminate floors, and an open-concept layout designed for both everyday comfort and entertaining. The modern kitchen features stainless steel appliances, quartz countertops, a tile backsplash, and a spacious island with seating. The primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry and an unbeatable location just steps from Sage Hill Crossing and Sage Hill Quarter, with quick access to Beacon Hill, Creekside, Stoney Trail, and transit. Offering a perfect blend of comfort, convenience, and lifestyle, this move-in-ready condo is one you won’t want to miss. Check out the video in the media link and book a private showing today!