# \$337,900 - 322, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2214777

## \$337,900

2 Bedroom, 2.00 Bathroom, 801 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY, APRIL 27 11:30am to 1:30pm\*\*\* Top-floor two-bedroom plus den condo, just over 800 sq. ft., in the sought-after Viridian complex in Sage Hill. Located away from the elevator, this unit enjoys reduced foot traffic and a quieter environment. The open-concept layout features 9' ceilings, in-floor heating, and large windows that fill the space with natural light. The two bedrooms are thoughtfully placed on opposite sides, ideal for roommates or guest privacy. The kitchen includes a center island, stone countertops, tile backsplash, and stainless steel appliances, flowing into the living area. A south-facing covered balcony, accessible from the living room, offers year-round enjoyment with ample sunlight and weather protection, perfect for relaxing or entertaining. The primary bedroom has a walk-in closet and ensuite bathroom. A private den doubles as an office or storage, complemented by in-suite laundry and a titled parking stall.

Viridian is a well-maintained, pet-friendly complex with visitor parking and bike storage. Condo fees, offering exceptional value compared to similar Calgary properties, cover common area maintenance, heat, insurance, parking, sewer, water, trash removal, and snow removal. Steps from Sage Hill Crossing (Wal-Mart, T&T Supermarket, Tim Hortons), with nearby Creekside, Nolan Hill, and Beacon Hill shopping centers offering pubs, shops, and restaurants. Enjoy easy access to







pathways, transit, and major roads. Ideal for first-time buyers, downsizers, or investors, this low-maintenance unit delivers outstanding value. Schedule a showing today!

#### Built in 2018

#### **Essential Information**

MLS® # A2214777
Price \$337,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 801
Acres 0.00
Year Built 2018

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 322, 24 Sage Hill Terrace Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R0W9

### **Amenities**

Amenities Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Guest, Heated Garage, Titled, Underground

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Storage

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating In Floor

Cooling None

# of Stories 3

## **Exterior**

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 7

Zoning M-1

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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