

# \$325,000 - 322, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2214777

## \$325,000

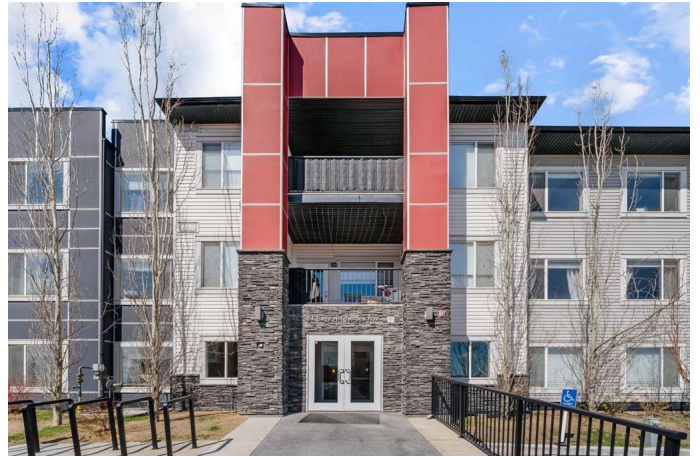
2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\$12,900 price reduction! 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	\$325,000
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	Heated Garage, Titled, Underground, Guest

### 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      21

Zoning                M-1

## **Listing Details**

Listing Office        RE/MAX iRealty Innovations

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