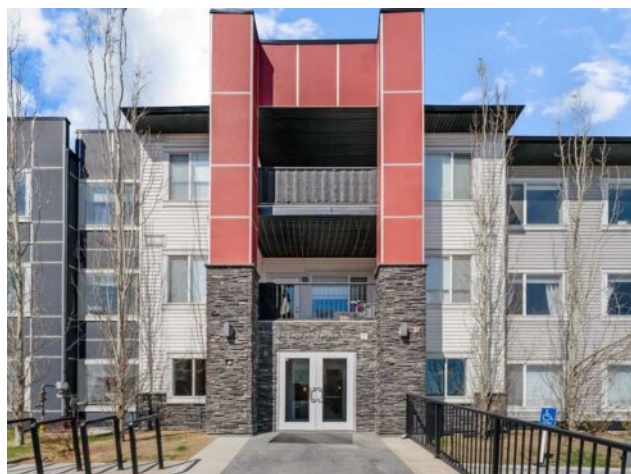


**322, 24 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2214777**



**\$337,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Sage Hill                                 |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)        |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit               |               |                  |
| <b>Size:</b>     | 801 sq.ft.                                | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Guest, Heated Garage, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 525 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage |                   |        |

**Inclusions:** N/A

\*\*\*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!