

# \$315,000 - 322, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2263410

**\$315,000**

2 Bedroom, 2.00 Bathroom, 810 sqft

Single Family on 0.00 Acres

Sage Hill, Calgary, Alberta

Immaculate Top-Floor Corner Condo in NW Calgary! Welcome home to this beautifully maintained 2-bedroom, 2-bath + den condo â€” lovingly cared for and located in one of NW Calgaryâ€™s most desirable communities - Sage Hill. This top-floor corner unit offers a bright, functional layout filled with upgrades, including rich laminate flooring, 9-foot ceilings, granite countertops in both kitchen and bathrooms, an upgraded lighting package, and extra windows that flood the space with natural light. A spacious front entry welcomes you with double closets and an in-suite laundry discreetly tucked away for added convenience. The open-concept living area is ideal for entertaining, featuring flat-panel cabinetry, a large peninsula island with breakfast bar seating, stainless steel appliances, and plenty of storage. Step out onto your private corner balcony to enjoy peaceful, wide-open views â€” the perfect spot for morning coffee or evening relaxation. The primary suite includes a walk-through closet, an electrical fireplace, and 4-piece ensuite. This home has a second bedroom, additional full bath, and a versatile den making it ideal for couples, professionals, or small families. Additional bonuses include: Titled parking stall in the heated underground parkade? Secure bike storage? Pet-friendly building (with board approval) Conveniently located close to schools, shopping, restaurants, and all amenities. This quiet and well-managed complex is also steps away from a scenic ravine as well as walking and



biking paths. Enjoy easy access to Stoney Trail, Costco, CrossIron Mills, and QEII â€” making your commute and errands a breeze. This one truly has it all â€” style, comfort, and convenience. Don't forget to view the 3D Virtual Tour. Donâ€™t miss your chance to see it â€” book your private showing today! (id:6289)

Built in 2016

**Essential Information**

Listing #	A2263410
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Square Footage	810
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	322, 16 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R0W7

**Amenities**

Amenities	Park, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Electric, Natural gas In Floor Heating

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

## Exterior

Exterior	Stone, Vinyl siding
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## Listing Details

Listing Office	KIC Realty
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