



GRASSROOTS
REALTY GROUP

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**119, 16 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2231803



\$309,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to your new home in Sage Hill! This bright and spacious 2 bedroom, 2 full bathroom condo with a den of stylish living space. You'll love the upgraded laminate floors, granite countertops, and sleek stainless steel appliances. The open layout is perfect for entertaining or relaxing, with the added bonus of a den that's great for a home office or extra storage. The primary bedroom comes with its own ensuite, and there's in-suite laundry for extra convenience. Plus, you get ****TITLED underground parking**** and a private balcony to enjoy your morning coffee. Located close to shopping, and transit — this one checks all the boxes!