



**GRASSROOTS**  
REALTY GROUP

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**208, 16 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2243399**



**\$320,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	797 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

This bright & thoughtfully designed 2-bedroom, 2-bath condo in Viridian at Sage Hill offers the perfect blend of comfort, style & space with its open-concept layout. Located on the second floor with a sunny south-facing balcony, the unit features durable laminate flooring throughout & a floor plan designed for privacy, with both bedrooms separated by the main living area. The modern kitchen is equipped with stainless steel appliances, quartz countertops, pristine white cabinetry & a pantry—offering both function & style with plenty of space for overstock. Spacious living & dining areas are framed by large windows that fill the home with natural light, creating a warm & inviting atmosphere. The primary bedroom includes a walk-through closet & a stylish 4-piece ensuite, while the second bedroom has direct access to the main bath—ideal for guests, roommates, or a home office. You’ll also appreciate the convenience of in-suite laundry, a separate storage room & secure underground parking. Situated in the heart of Sage Hill, you’re steps from scenic walking and cycling paths that wind through the community’s rolling green spaces, wetlands & parks, perfect for daily walks, jogs or biking. Residents enjoy themed playgrounds, sports fields and ball diamonds right nearby, with additional recreational access to major green corridors including Nose Hill Park and the Bow River pathway just minutes away. Also find grocery stores, restaurants, shops & quick access to Stoney Trail. It’s low-maintenance living in a vibrant NW community.