



GRASSROOTS
REALTY GROUP

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**117, 16 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2261517



\$299,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo at 16 Sage Hill Terrace, featuring over 800 sq ft of comfortable living space. Ideally positioned in a vibrant NW community, you're just steps away from parks, schools, shopping, and dining. Inside, an open-concept layout welcomes you with a practical kitchen complete with plenty of cabinets, modern appliances, and a generous sit-up island. The adjoining living and dining area is bathed in natural light thanks to its sunny south-facing exposure, creating a warm and inviting atmosphere. The primary bedroom includes a large closet and a private 4-piece ensuite, while the second bedroom is versatile and well-sized, conveniently located near the main 4-piece bathroom. Additional perks include titled underground parking and building amenities. Move right in and enjoy everything Sage Hill has to offer — don't wait to book your viewing!