

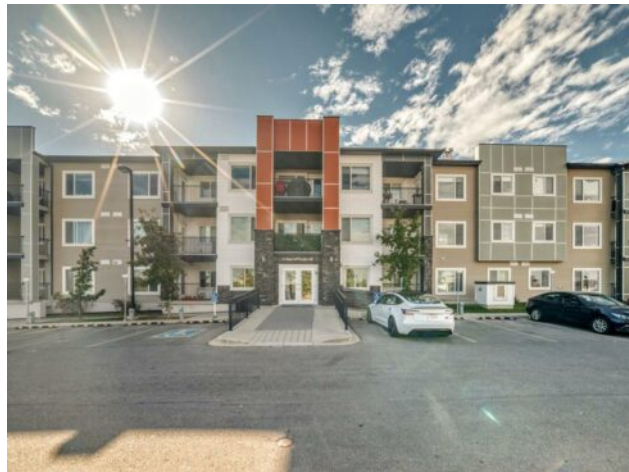


GRASSROOTS
REALTY GROUP

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**322, 16 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2263410



\$315,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Electric Fireplace

Immaculate Top-Floor Corner Condo in NW Calgary! Welcome home to this beautifully maintained 2-bedroom, 2-bath + den condo — lovingly cared for and located in one of NW Calgary'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 — 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 — making your commute and errands a breeze. This one truly has it all — style, comfort, and convenience. Don't forget to view the 3D Virtual Tour. Don't miss your chance to see it — book your private showing today!

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