



GRASSROOTS
REALTY GROUP

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304, 16 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2263896



\$320,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions:	Portable A/C Unit, Fan
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Welcome to this beautifully kept top-floor 2-bedroom, 2-bath condo in the vibrant NW community of Sage Hill. Thoughtfully designed and filled with natural light, this home combines comfort, function, and style in every detail. The open-concept layout features 9-foot ceilings, elegant vinyl flooring throughout the main living area, and soft carpet in the bedrooms for added comfort. The modern kitchen is a standout with sleek flat-panel cabinetry, granite countertops, stainless steel appliances, and a large island with breakfast bar seating—perfect for hosting friends or relaxing with family. The inviting living area opens onto a private balcony, an ideal spot to unwind and enjoy the view. The primary suite includes a walk-through closet, an electric fireplace, and a 4-piece ensuite, while the second bedroom and full bath offer great flexibility for guests or roommates. With in-suite laundry, a titled underground parking stall, and a quiet, pet-friendly building close to scenic paths, shopping, and restaurants, this home delivers both convenience and quality. Book your private showing today and see why life in Sage Hill feels so easy to love.