



GRASSROOTS
REALTY GROUP

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**218, 16 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2280138



\$315,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Stove, European Washer/Dryer Combination, Garage Control(s), Microwave Hood Fan, Refrigerator, Window

Welcome to Sage Hill, one of Calgary's most desirable communities. This beautifully designed 2-bedroom, 2-bath condo features one of the best layouts in the building. Located on the second floor, the unit offers serene ravine views and an abundance of natural light. Conveniently close to shopping, dining, and everyday amenities, and within walking distance to the Walmart Plaza, with quick access to Stoney Trail. The unit includes one heated underground parking stall, and the furniture is included in the sale, making this an excellent turnkey opportunity.