



**121, 16 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2295638**



**\$309,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<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, Ceiling Fan(s), No Animal Home, Stone Counters		

**Inclusions:** Tv Wall Mount

Welcome to this stunning corner-unit home at 121, 16 Sage Hill Terrace NW, where modern convenience meets an incredible sense of privacy. Upon entering, you are greeted by a versatile, oversized den that serves as the perfect home office or a massive storage solution—a rare find in condo living. As you move into the heart of the home, the space opens into a bright, open-concept floor plan tied together with beautiful luxury vinyl plank (LVP) flooring and large windows equipped with upgraded blackout blinds for ultimate comfort. The kitchen is a chef’s delight, featuring a large peninsula with seating for three that flows seamlessly into the dining and living areas, making it an ideal setup for hosting family and friends. This thoughtful layout offers two generous bedrooms and two full bathrooms adorned with classic tile flooring. The primary retreat is large enough to easily accommodate a king-sized bed and dressers, complete with a walk-through closet leading to a private 4-piece ensuite. The second bedroom is perfectly situated adjacent to the main 4-piece bathroom, offering a great setup for guests or roommates. What truly sets this home apart is its unique "elevated" ground-floor position; while you enjoy the effortless access of a main-floor entrance, the building’s natural slope perches the unit high above the ground level for added security and a private, peaceful view. Step out onto the balcony to take in the vast south and east views with your morning coffee. Completing this package is a titled, heated underground parking stall, all located just steps from Sage Hill’s premier shopping, dining, and scenic ravine pathways.