



**GRASSROOTS**  
REALTY GROUP

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**221, 16 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2158933**



**\$339,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Best unit in the building. Exceptional private location of the unit-corner unit with one less neighbours. Welcome to 2 Bedrooms+ 2 Baths + Den condo in the Viridian in Sage Hill. Spacious 9 feet high ceiling offers a spacious Open Concept design. NO Carpet Unit. Freshly painted. The Bright kitchen and living room. Upgraded granite counters, ample of cabinets, Stainless Steel Appliances. Unit also include large in-suite laundry, Large corner balcony and storage closet. Very spacious master with walk in closet. The unit comes with 1 underground titled parking stall. Unit located close to stair case which allow a quick access to outside. Location is ideal to enjoy the convenience of being steps away from Walmart, Shopping Centers, Transit options, Parks, extensive Pathways, and Green spaces. With easy access to Stoney Trail, Downtown, and the Airport. Schedule your viewing today!