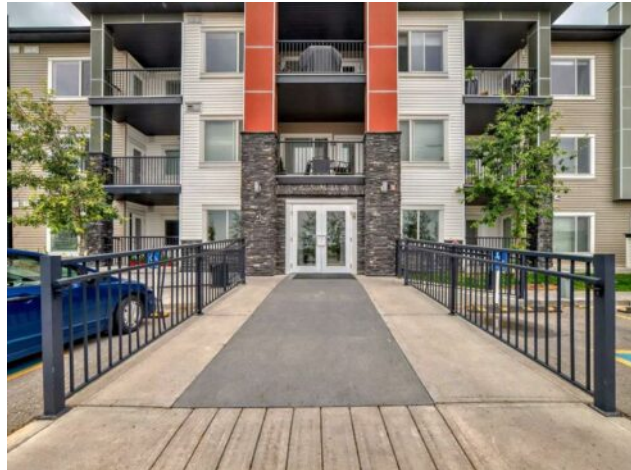




**318, 16 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2160261



\$379,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	805 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Better than a brand new apartment! 2 Beds & 2 Full Baths with a Den/Office Room - Wow! TOP FLOOR unit with an INCREDIBLE VIEW - Wow!! Highly UPGRADED, NO CARPET throughout, QUARTZ COUNTERTOP throughout and comes with UNDERGROUND, TITLED, HEATING PARKING - Wow!!! Excellent floor plan separates two bedrooms on two sides of the unit to allow privacy and situates two bathrooms beside (one attached with MASTER and the other one adjacent making it almost private washroom) each bedroom. LARGE WINDOWS all over the unit makes it bright and airy. Enjoy coffee/tea time at your PRIVATE SHADED BALCONY with INCREDIBLE VIEWS all year round. Condo fees are reasonable and include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to so many parks, walk and bike paths, WalMart, T&T, Public Transport and so much more! This building has an elevator and is only three floors. SO HARD TO FIND SUCH COMBINATION THESE DAYS! You are surely to fall in love as soon as you enter into this stunning condo unit! Don't wait - book your private showing today!