



307, 16 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2169672



\$335,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	801 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Viridian by Trico Communities in the vibrant community of Sage Hill! This spacious 801 sq. ft. top-floor unit features 2 bedrooms and 2 bathrooms, perfect for families, professionals, or investors. The open concept layout is filled with natural light and highlights stunning granite countertops throughout. The primary bedroom boasts a walk-through closet leading to a private 4-piece ensuite. Across the living room, you'll find the second bedroom, offering privacy and convenience. Enjoy the convenience of in-suite laundry, titled underground parking, and a pet-friendly environment (subject to approval). Work from home in your private den/office area or use it as extra storage space, the choice is yours. Condo fees include heat and water, making life easy and worry-free. Located steps away from beautiful parks, walking trails, and easy access to shopping and dining. Don't miss out on this fantastic opportunity!