



**306, 16 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2199821



\$334,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

***** \$30,000 Price Reduction!!***** WOW!! 2 BEDROOMS | 2 BATHROOMS | 796 SQFT | OPEN LAYOUT | COVERED BALCONY | UNDERGROUND PARKING | LOADS OF UPGRADES | TOP FLOOR This is the one you've been waiting for! This suite looks and feels like a brand new apartment! 2 Beds & 2 Full Bathrooms with a Den/Office! TOP FLOOR unit with an INCREDIBLE VIEW! to many UPGRADES to list including upgraded appliance package, wide plank flooring, white kitchen cabinetry, double rolling blackout blinds, backsplash, tile and quartz. This property also comes with UNDERGROUND, TITLED, HEATED PARKING. Excellent floor plan separates the two bedrooms on either side of the unit to allow privacy. LARGE WINDOWS throughout the unit make it bright and airy. Enjoy breakfast and dinner on your private balcony with amazing ravine views all year round. Condo fees include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to many parks, walking and bike paths, WalMart, T&T, Public Transport and so much more! All the furniture in the suite is negotiable with the purchase, making it completely turn-key.