



**GRASSROOTS**  
REALTY GROUP

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**109, 16 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2202420**



**\$318,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage		

**Inclusions:** n/a

Stylish & Convenient Ground-Floor Condo in Sage Hill!!! Welcome to this beautifully maintained 2-bedroom, 2-bathroom ground-floor unit in the sought-after community of Sage Hill! Offering two private entrances and a functional, upgraded layout, this home is perfect for those seeking comfort and convenience. Step inside to 9&rsquo; ceilings, durable laminate & tile flooring, and in-floor heating that creates a cozy and inviting atmosphere. The open-concept design features a modern kitchen with granite countertops, sleek flat-panel cabinetry, a large island with breakfast bar seating, a pantry, and a premium stainless steel appliance package. A dedicated storage room and in-suite laundry add to the home&rsquo;s practicality. The bright living space is flooded with natural light from large vinyl windows, and the private patio offers a perfect outdoor retreat with space for a BBQ. The primary suite boasts scenic views, a spacious walkthrough closet, and a 4-piece ensuite. A second bedroom and additional full bathroom provide flexibility for guests, a home office, or a growing family. Located just minutes from Walmart, Sage Hill Quarter, Beacon Hill, and Creekside, this home offers easy access to shopping, dining, parks, and extensive walking paths. Quick access to Stoney Trail, the University of Calgary, downtown, the airport, and the mountains makes this an unbeatable location! Don&rsquo;t miss your chance to own this incredible unit&mdash;schedule your showing today!