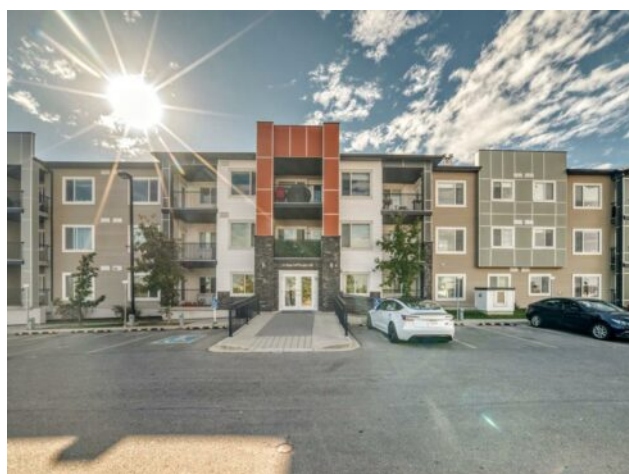


322, 16 Sage Hill Terrace NW  
Calgary, Alberta

MLS # A2263410



# \$315,000

|           |                                             |        |                  |
|-----------|---------------------------------------------|--------|------------------|
| Division: | Sage Hill                                   |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)          |        |                  |
| Style:    | Apartment-Single Level Unit                 |        |                  |
| Size:     | 810 sq.ft.                                  | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                           | Baths: | 2                |
| Garage:   | Heated Garage, Parkade, Titled, Underground |        |                  |
| Lot Size: | -                                           |        |                  |
| Lot Feat: | -                                           |        |                  |

|             |                                                                                  |            |          |
|-------------|----------------------------------------------------------------------------------|------------|----------|
| Heating:    | In Floor, Electric, Natural Gas                                                  | Water:     | -        |
| Floors:     | Laminate, Tile                                                                   | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                                                  | Condo Fee: | \$ 553   |
| Basement:   | -                                                                                | LLD:       | -        |
| Exterior:   | Stone, Vinyl Siding                                                              | Zoning:    | M-1 d100 |
| Foundation: | -                                                                                | Utilities: | -        |
| Features:   | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home |            |          |

Inclusions: Electric Fireplace

Immaculate Top-Floor Corner Condo in NW Calgary! Welcome home to this beautifully maintained 2-bedroom, 2-bath + den condo &mdash; lovingly cared for and located in one of NW Calgary's most desirable communities - Sage Hill. This top-floor corner unit offers a bright, functional layout filled with upgrades, including rich laminate flooring, 9-foot ceilings, granite countertops in both kitchen and bathrooms, an upgraded lighting package, and extra windows that flood the space with natural light. A spacious front entry welcomes you with double closets and an in-suite laundry discreetly tucked away for added convenience. The open-concept living area is ideal for entertaining, featuring flat-panel cabinetry, a large peninsula island with breakfast bar seating, stainless steel appliances, and plenty of storage. Step out onto your private corner balcony to enjoy peaceful, wide-open views &mdash; the perfect spot for morning coffee or evening relaxation. The primary suite includes a walk-through closet, an electrical fireplace, and 4-piece ensuite. This home has a second bedroom, additional full bath, and a versatile den making it ideal for couples, professionals, or small families. Additional bonuses include: ? Titled parking stall in the heated underground parkade ? Secure bike storage ? Pet-friendly building (with board approval) Conveniently located close to schools, shopping, restaurants, and all amenities. This quiet and well-managed complex is also steps away from a scenic ravine as well as walking and biking paths. Enjoy easy access to Stoney Trail, Costco, CrossIron Mills, and QEII &mdash; making your commute and errands a breeze. This one truly has it all &mdash; style, comfort, and convenience. Don't forget to view the 3D Virtual Tour. Don't miss your chance to see it &mdash; book your private showing today!