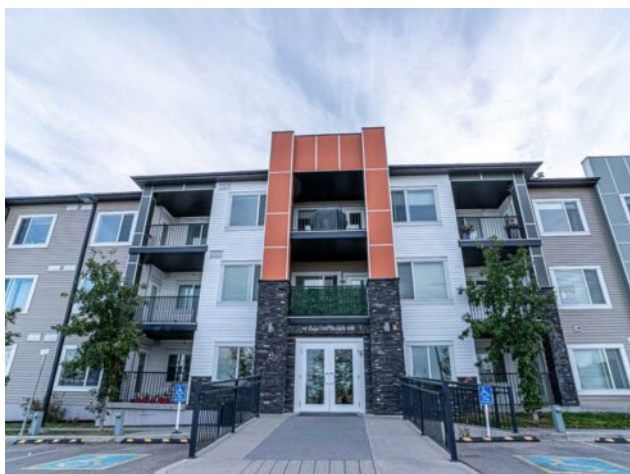


117, 16 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2261517



\$285,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 802 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|----------|
| Heating: | In Floor | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 525 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-1 d100 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry | | |

Inclusions: N/A

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo at 16 Sage Hill Terrace, featuring over 800 sq ft of comfortable living space. Ideally positioned in a vibrant NW community, you're just steps away from parks, schools, shopping, and dining. Inside, an open-concept layout welcomes you with a practical kitchen complete with plenty of cabinets, modern appliances, and a generous sit-up island. The adjoining living and dining area is bathed in natural light thanks to its sunny south-facing exposure, creating a warm and inviting atmosphere. The primary bedroom includes a large closet and a private 4-piece ensuite, while the second bedroom is versatile and well-sized, conveniently located near the main 4-piece bathroom. Additional perks include titled underground parking and building amenities. Move right in and enjoy everything Sage Hill has to offer — don't wait to book your viewing!