

# \$305,000 - 109, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2202420

**\$305,000**

2 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

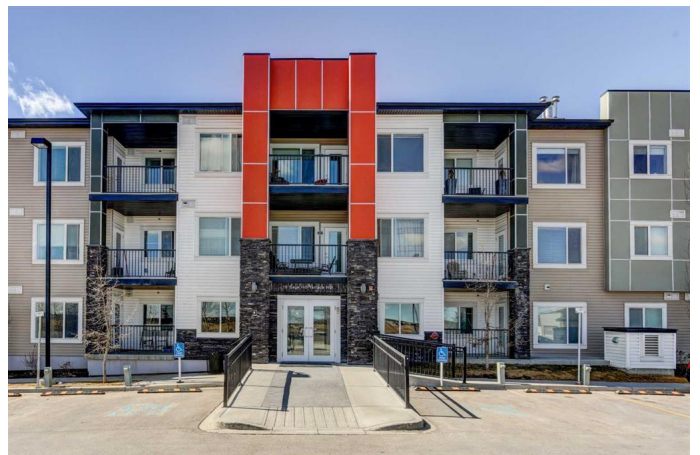
Stylish & Convenient Ground-Floor Condo in Sage Hill!!!

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 9â€™™ 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 homeâ€™™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't miss your chance to own this incredible unit—schedule your showing today!

Built in 2016

### Essential Information

MLS® #	A2202420
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 16 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W7

### Amenities

Amenities	Parking, Playground, Park, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Storage, Stone Counters, No Animal Home
Appliances	Dryer, Electric Stove, Refrigerator, Window Coverings, Washer/Dryer

	Stacked
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Private Entrance, Lighting
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	March 17th, 2025
Days on Market	91
Zoning	M-1

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.