

# \$334,900 - 306, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2199821

**\$334,900**

2 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

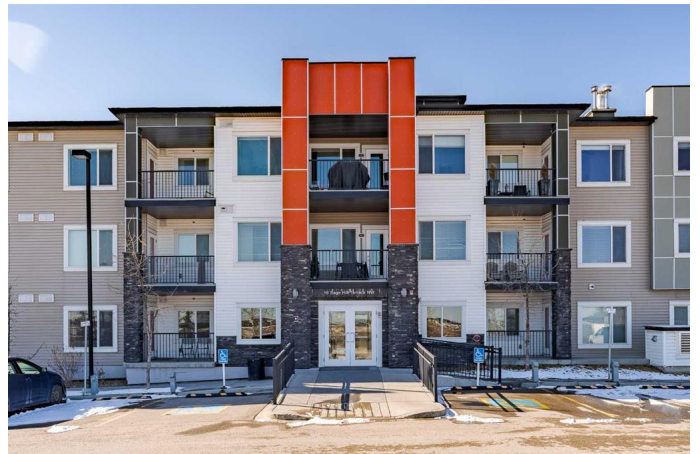
\*\*\*\*\* \$30,000 Price Reduction!!\*\*\*\*\* WOW!! 2 BEDROOMS | 2 BATHROOMS | 796 SQFT | OPEN LAYOUT | COVERED BALCONY | UNDERGROUND PARKING | LOADS OF UPGRADES | TOP FLOOR This is the one you've been waiting for! This suite looks and feels like a brand new apartment! 2 Beds & 2 Full Bathrooms with 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.

Built in 2017

## Essential Information

MLS® # A2199821

Price \$334,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 796               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 306, 16 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W6                      |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Bicycle Storage, Dog Run, Secured Parking |
| Parking Spaces | 1                                                                                |
| Parking        | Off Street, Underground, Parkade                                                 |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Elevator, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                       |
| Heating           | In Floor                                                                                                                            |
| Cooling           | None                                                                                                                                |
| # of Stories      | 3                                                                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Dog Run         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 46              |
| Zoning         | M-1             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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