

\$254,900 - 311, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2229116

\$254,900

2 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

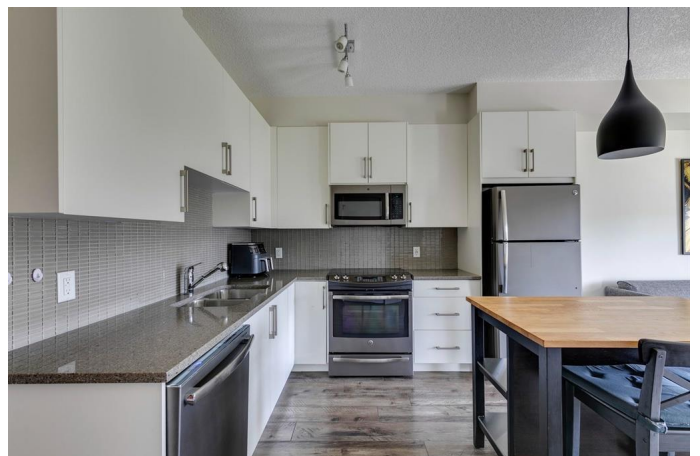
Welcome to this gorgeous TOP FLOOR 1 bedroom + den condo in the highly sought-after community of Sage Hill. Perfectly situated near rolling hills and a tranquil ravine, this home offers peace, privacy, and sunny south exposure.

Inside, youâ€™ll find a bright and beautifully upgraded unit featuring high-end laminate flooring, designer lighting, and 9 ft ceilings throughout. Oversized windows allow for an abundance of natural light, creating a modern yet welcoming space. The open-concept kitchen is both stylish and functional with quartz countertops, a tasteful backsplash, upgraded cabinetry, and a premium stainless steel appliance package.

The spacious living room is ideal for entertaining and opens onto a large private balcony, perfect for enjoying the view. The sun-filled primary bedroom includes a generous walk-in closet, and the unit is complete with a 4-piece bathroom, stacked in-suite laundry, and second bedroom or den.

This pet-friendly and well-managed building even features a dedicated pet turf area for your furry friends. Heated underground parking rounds out this exceptional offering.

Donâ€™t miss your opportunity to own a top-floor unit in one of NW Calgaryâ€™s most desirable neighbourhoods, with easy access to



shops, parks, pathways, and transit.

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2229116 |
| Price | \$254,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 574 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 311, 16 Sage Hill Terrace Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0W7 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Elevator(s), Park, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Balcony |
| Construction | Concrete, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 8th, 2025 |
| Days on Market | 7 |
| Zoning | M-1 d100 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Argos Realty |
|----------------|-------------------------|

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