$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! Unit is getting totally painted this June 21 2025

Donâ€™t miss your chance to own this incredible unitâ€"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	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home,

	Pantry, Stone Counters, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

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

Additional Information

Date Listed	March 17th, 2025
Days on Market	101
Zoning	M-1

Listing Details

Listing Office	RE/MAX House of Real Estate