



780-978-5674

joshuaboyne@hotmail.com

322, 16 Sage Hill Terrace NW Calgary, Alberta

MLS # A2263410



\$315,000

| Division: | Sage Hill | | |
|-----------|---|--------|------------------|
| Туре: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 810 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Water: In Floor, Electric, Natural Gas Floors: Sewer: Laminate, Tile Roof: Condo Fee: \$ 553 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding M-1 d100 Foundation: **Utilities:**

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home

Inclusions: Electric Fireplace

Immaculate Top-Floor Corner Condo in NW Calgary! Welcome home to this beautifully maintained 2-bedroom, 2-bath + den condo — lovingly cared for and located in one of NW Calgary's most desirable communities - Sage Hill. This top-floor corner unit offers a bright, functional layout filled with upgrades, including rich laminate flooring, 9-foot ceilings, granite countertops in both kitchen and bathrooms, an upgraded lighting package, and extra windows that flood the space with natural light. A spacious front entry welcomes you with double closets and an in-suite laundry discreetly tucked away for added convenience. The open-concept living area is ideal for entertaining, featuring flat-panel cabinetry, a large peninsula island with breakfast bar seating, stainless steel appliances, and plenty of storage. Step out onto your private corner balcony to enjoy peaceful, wide-open views — the perfect spot for morning coffee or evening relaxation. The primary suite includes a walk-through closet, an electrical fireplace, and 4-piece ensuite. This home has a second bedroom, additional full bath, and a versatile den making it ideal for couples, professionals, or small families. Additional bonuses include: ? Titled parking stall in the heated underground parkade? Secure bike storage? Pet-friendly building (with board approval) Conveniently located close to schools, shopping, restaurants, and all amenities. This quiet and well-managed complex is also steps away from a scenic ravine as well as walking and biking paths. Enjoy easy access to Stoney Trail, Costco, CrossIron Mills, and QEII — making your commute and errands a breeze. This one truly has it all — style, comfort, and convenience. Don't forget to view the 3D Virtual Tour. Don't miss your chance to see it — book your private showing today!