

115, 16 Sage Hill Terrace NW  
Calgary, Alberta

MLS # A2165953



**\$275,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 358

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** M-1 d100

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)

**Inclusions:** Mirror in master bedroom, All cabinets fixed to the wall around the TV, Floating shelf in bathroom, Floating shelves in bedroom, Movable Central Island, Shelving in den

Welcome to this beautiful 1 bedroom + den, 1 bath condo located in the vibrant community of Sage Hill! With 573 SF of thoughtful living space, this main-floor unit offers the perfect blend of convenience and comfort. Enjoy easy access to street parking and quick walks with your dog from your private South-facing patio. The open-concept interior features 9' ceilings, laminate flooring, granite countertops throughout, stainless steel appliances, and full-sized stacked washer and dryer. The kitchen boasts plenty of warm-toned cabinetry, a central moveable island, and full tile backsplash. Natural light floods the living room and the built-in wall cabinets offer stylish storage. The primary BEDROOM includes a generous walk-in closet and a large South-facing window that overlooks lush greenery. You'll appreciate the den with built-in shelving and an additional storage closet, making an ideal home office or flex space. Additional highlights include an assigned outdoor parking stall close to the front lobby, secure bicycle storage in the underground parkade, and convenient access to the buildings elevator. Steps away from scenic walking and biking paths, wetlands, and a beautiful ravine, this condo offers a serene yet active lifestyle. Plus, you're just minutes from major shopping centres and stores like Costco, Walmart, T&T Supermarket and Home Depot. Enjoy easy access to Stoney trail and a 15 minute commute to the Calgary International Airport. This condo blends convenience, comfort, and modern living in an unbeatable location, schedule your showing today! VIRTUAL TOUR AVAILABLE!