

# \$315,000 - 322, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2263410

**\$315,000**

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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 â€” making your commute and errands a breeze.

This one truly has it all â€” style, comfort, and convenience. Don't forget to view the 3D Virtual Tour.

Donâ€™t miss your chance to see it â€” book your private showing today!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263410    |
| Price          | \$315,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 810         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 322, 16 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W7                      |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking       |
| Parking Spaces | 1                                           |
| Parking        | Parkade, Titled, Heated Garage, Underground |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Electric, In Floor                                                              |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Electric, Bedroom                                                                            |
| # of Stories      | 3                                                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Lighting            |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 11                 |
| Zoning         | M-1 d100           |
| HOA Fees       | 75                 |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             KIC Realty

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