

# \$320,000 - 304, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2263896

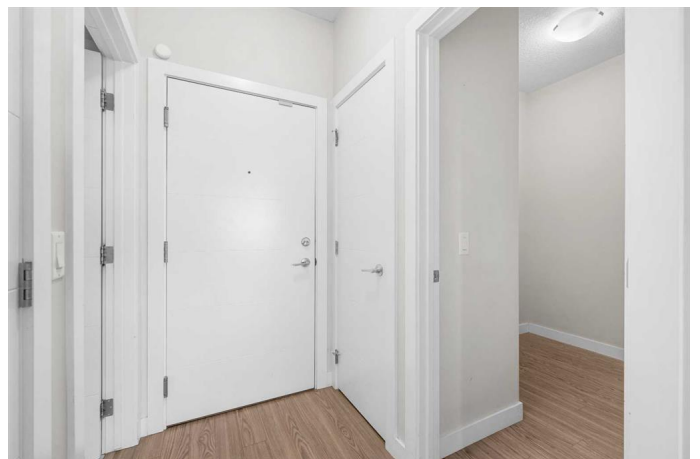
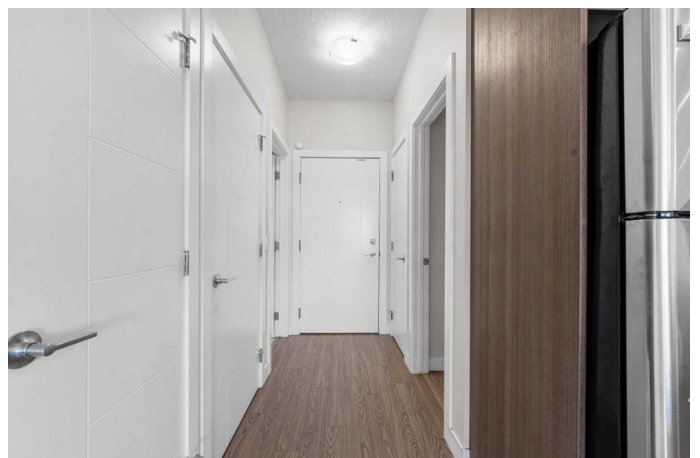
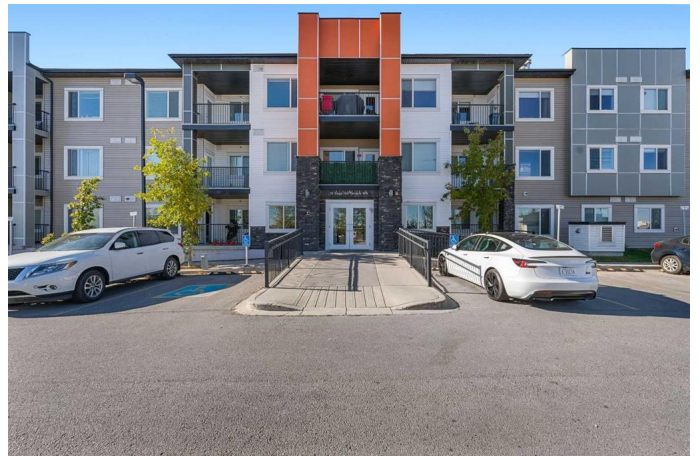
**\$320,000**

2 Bedroom, 2.00 Bathroom, 764 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully kept top-floor 2-bedroom, 2-bath condo in the vibrant NW community of Sage Hill. Thoughtfully designed and filled with natural light, this home combines comfort, function, and style in every detail. The open-concept layout features 9-foot ceilings, elegant vinyl flooring throughout the main living area, and soft carpet in the bedrooms for added comfort. The modern kitchen is a standout with sleek flat-panel cabinetry, granite countertops, stainless steel appliances, and a large island with breakfast bar seating—perfect for hosting friends or relaxing with family. The inviting living area opens onto a private balcony, an ideal spot to unwind and enjoy the view. The primary suite includes a walk-through closet, an electric fireplace, and a 4-piece ensuite, while the second bedroom and full bath offer great flexibility for guests or roommates. With in-suite laundry, a titled underground parking stall, and a quiet, pet-friendly building close to scenic paths, shopping, and restaurants, this home delivers both convenience and quality. Book your private showing today and see why life in Sage Hill feels so easy to love.



Built in 2016

## Essential Information

MLS® # A2263896

Price \$320,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 764               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 304, 16 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W7                      |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Titled, Underground                                                         |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| # of Stories      | 3                                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 13th, 2025 |
|-------------|--------------------|

|                |          |
|----------------|----------|
| Days on Market | 9        |
| Zoning         | M-1 d100 |
| HOA Fees       | 75       |
| HOA Fees Freq. | ANN      |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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