

# \$273,000 - 212, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2118540

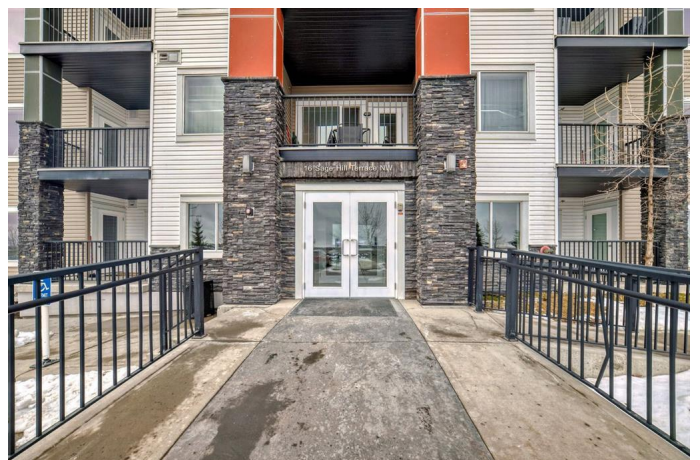
**\$273,000**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome home to this charming 1-bedroom, 1-bathroom plus den condo nestled in the vibrant community of Sage Hill. Stepping into a beautifully finished open concept apartment, you will notice immediately that the kitchen boasts granite countertops, tiled backsplash, stainless steel appliances, and ample storage space. The spacious living area next to the kitchen is ideal for unwinding, with natural light streaming through large windows walking out onto the covered balcony. The generously sized primary bedroom offers comfort and convenience walk-in closet, and serene ravine views from the larger windows. Completing the home is a well-appointed 4-piece bathroom, ensuite laundry discreetly tucked away and pantry storage. The additional den/flex room is versatile and can be used as a cozy home office or additional space to suit your needs. The covered northeast-facing balcony overlooks the tranquil ravine that provides a peaceful retreat and spot to BBQ. This unit also comes with a TITLED underground parking spot while the building provides additional visitor parking and a dedicated bike storage area. Owner occupied, this home has pride of ownership and is well taken care of. Located in a vibrant community offering an array of amenities including T&T groceries, Walmart, restaurants, walking paths, schools, parks and more. Don't miss out on the opportunity to make this your new home sweet home. Schedule your viewing today!



Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2118540    |
| Price          | \$273,000   |
| Sold Price     | \$278,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 576         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 212, 16 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W7                      |

## Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Dog Run, Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                     |
| Parking        | Enclosed, Garage Door Opener, Heated Garage, On Street, Stall, Underground                            |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked        |
| Heating           | Boiler, In Floor                                                                          |
| Cooling           | None                                                                                      |
| # of Stories      | 3                                                                                         |

**Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2024 |
| Date Sold      | April 6th, 2024  |
| Days on Market | 9                |
| Zoning         | M-1 d100         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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