

\$324,888 - 301, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2125193

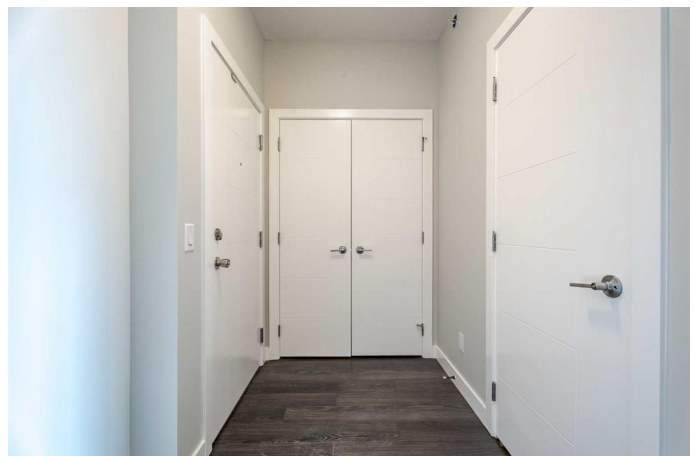
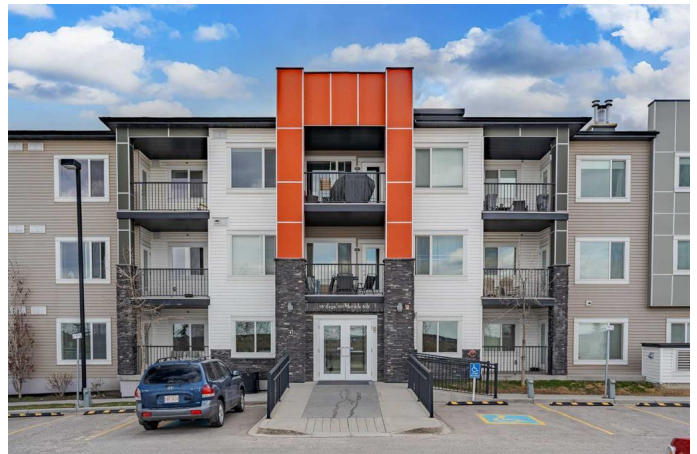
\$324,888

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

TOP FLOOR | CORNER UNIT | SW EXPOSURE | 2 BEDROOMS + A DEN | 2 FULL BATHROOMS | STYLISHLY DESIGNED OPEN FLOOR PLAN | LARGE CORNER, COVERED BALCONY | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | PET-FRIENDLY COMPLEX | PERFECT LOCATION WITHIN THIS ACTIVE COMMUNITY! This immaculate and stylish TOP FLOOR CORNER UNIT promotes a convenient, low-maintenance lifestyle with 2-bedrooms plus a den, 2 full bathrooms and a fantastic southwest-facing balcony. Ideally located in the popular community of Sage Hill less than a 15 minute walk to a variety of shops, restaurants and services at Sage Hill Crossing. Also within walking distance are numerous parks and extensive pathways that wind around the tranquil ravine. Then come home to a quiet sanctuary. The sophisticated open floor plan is basked in natural light with a casually elegant designer style, grand 9' ceilings and an open and airy floor plan. Relaxation is invited in the bright living room with clear sightlines throughout for easy interactions with family and guests. The adjacent spacious balcony with sunny southwest exposure entices peaceful morning coffees, evenings barbecuing with friends and lazy weekends soaking up the sun. Show off your culinary prowess in the gourmet kitchen featuring a large breakfast bar peninsula island, stone countertops, stainless steel appliances and a plethora of 2-toned cabinets



adding to the stylish atmosphere. The floor plan is the perfect layout for privacy with the living room separating the bedrooms ideal for roommates or working from home. Retreat at the end of the day to the calming master oasis where a large walk-through closet leads to your lavish 4-piece ensuite. The second bedroom is handily located on the other side of the unit near the second 4-piece bathroom. A flex room is a versatile space for an office, hobby room, gym or extra storage. In-suite laundry and titled underground parking add to your comfort and convenience. This wonderful home exudes pride of ownership and is situated in a quiet, well run and pet-friendly (on board approval) complex with low condo fees that include heat and water!

Built in 2016

Essential Information

MLS® #	A2125193
Price	\$324,888
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 16 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0W7

Amenities

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

Interior

Interior Features	Breakfast Bar, Open Floorplan, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding

Additional Information

Date Listed	April 24th, 2024
Date Sold	April 28th, 2024
Days on Market	3
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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