

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

MLS® #A2263896

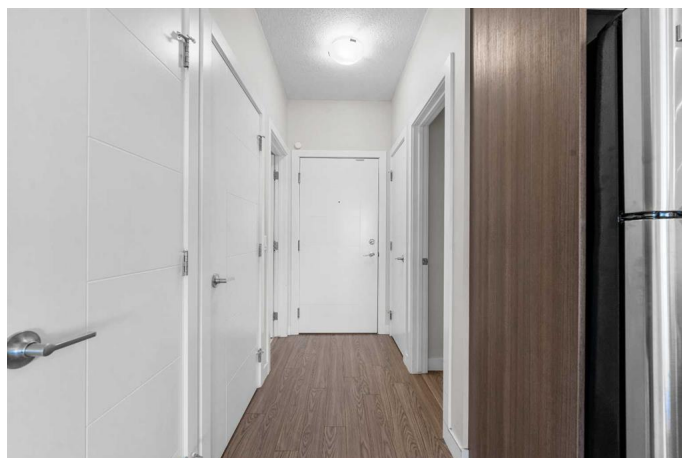
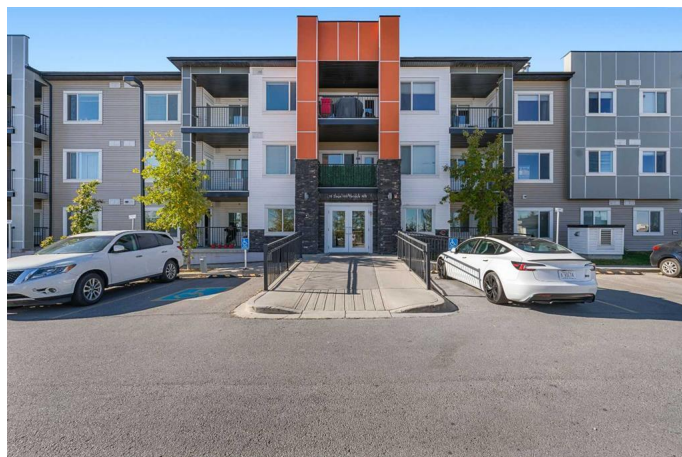
**\$320,000**

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 seatingâ€”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
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Days on Market	1
Zoning	M-1 d100
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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