

# \$299,000 - 117, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2261517

**\$299,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo at 16 Sage Hill Terrace, featuring over 800 sq ft of comfortable living space. Ideally positioned in a vibrant NW community, you're just steps away from parks, schools, shopping, and dining.

Inside, an open-concept layout welcomes you with a practical kitchen complete with plenty of cabinets, modern appliances, and a generous sit-up island. The adjoining living and dining area is bathed in natural light thanks to its sunny south-facing exposure, creating a warm and inviting atmosphere.

The primary bedroom includes a large closet and a private 4-piece ensuite, while the second bedroom is versatile and well-sized, conveniently located near the main 4-piece bathroom. Additional perks include titled underground parking and building amenities.

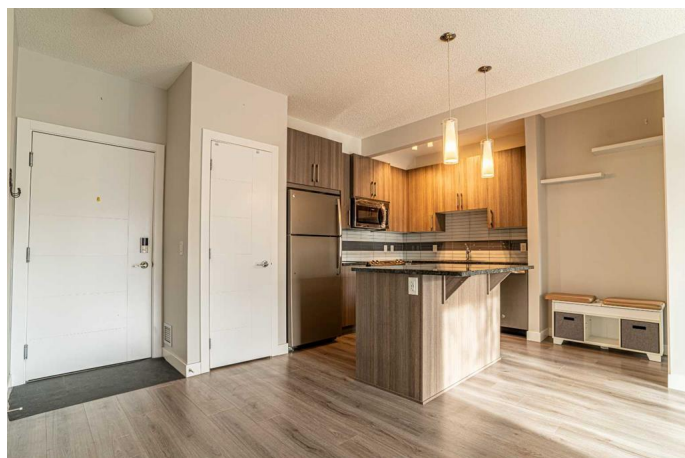
Move right in and enjoy everything Sage Hill has to offer – don't wait to book your viewing!

Built in 2017

## Essential Information

MLS® # A2261517

Price \$299,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 802               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 117, 16 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W7                      |

### Amenities

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

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry    |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | In Floor                                                    |
| Cooling           | None                                                        |
| # of Stories      | 4                                                           |
| Basement          | None                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 4th, 2025 |
|-------------|-------------------|

|                |          |
|----------------|----------|
| Days on Market | 21       |
| Zoning         | M-1 d100 |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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