\$254,900 - 311, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2229116

\$254,900

2 Bedroom, 1.00 Bathroom, 574 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this gorgeous TOP FLOOR 1 bedroom + den condo in the highly sought-after community of Sage Hill. Perfectly situated near rolling hills and a tranquil ravine, this home offers peace, privacy, and sunny south exposure.

Inside, you'II find a bright and beautifully upgraded unit featuring high-end laminate flooring, designer lighting, and 9 ft ceilings throughout. Oversized windows allow for an abundance of natural light, creating a modern yet welcoming space. The open-concept kitchen is both stylish and functional with quartz countertops, a tasteful backsplash, upgraded cabinetry, and a premium stainless steel appliance package.

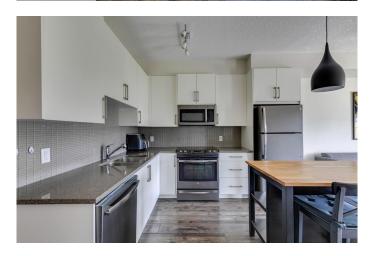
The spacious living room is ideal for entertaining and opens onto a large private balcony, perfect for enjoying the view. The sun-filled primary bedroom includes a generous walk-in closet, and the unit is complete with a 4-piece bathroom, stacked in-suite laundry, and second bedroom or den.

This pet-friendly and well-managed building even features a dedicated pet turf area for your furry friends. Heated underground parking rounds out this exceptional offering.

Don't miss your opportunity to own a top-floor unit in one of NW Calgary's most desirable neighbourhoods, with easy access to







shops, parks, pathways, and transit.

Built in 2015

Essential Information

MLS® # A2229116 Price \$254,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1
Square Footage 574
Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 311, 16 Sage Hill Terrace Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta

Postal Code T3R 0W7

Amenities

Amenities Elevator(s), Park, Visitor Parking

Parking Spaces 1

Parking Parkade

Interior

Interior Features Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home,

See Remarks

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating In Floor, Natural Gas

Cooling None

of Stories 3

Exterior

Exterior Features Balcony

Construction Concrete, Wood Frame

Additional Information

Date Listed June 8th, 2025

Days on Market 8

Zoning M-1 d100

Listing Details

Listing Office Century 21 Argos Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.