

218, 16 Sage Hill Terrace NW  
Calgary, Alberta

MLS # A2280138



**\$335,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Stove, European Washer/Dryer Combination, Garage Control(s), Microwave Hood Fan, Refrigerator, Window

Welcome to Sage Hill, one of Calgary's most desirable communities. This beautifully designed 2-bedroom, 2-bath condo features one of the best layouts in the building. Located on the second floor, the unit offers serene ravine views and an abundance of natural light. Conveniently close to shopping, dining, and everyday amenities, and within walking distance to the Walmart Plaza, with quick access to Stoney Trail. The unit includes one heated underground parking stall, and the furniture is included in the sale, making this an excellent turnkey opportunity.