

\$315,000 - 322, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2263410

\$315,000

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Immaculate Top-Floor Corner Condo in NW Calgary!

Welcome home to this beautifully maintained 2-bedroom, 2-bath + den condo – lovingly cared for and located in one of NW Calgary’s most desirable communities - Sage Hill.

This top-floor corner unit offers a bright, functional layout filled with upgrades, including rich laminate flooring, 9-foot ceilings, granite countertops in both kitchen and bathrooms, an upgraded lighting package, and extra windows that flood the space with natural light.

A spacious front entry welcomes you with double closets and an in-suite laundry discreetly tucked away for added convenience. The open-concept living area is ideal for entertaining, featuring flat-panel cabinetry, a large peninsula island with breakfast bar seating, stainless steel appliances, and plenty of storage.

Step out onto your private corner balcony to enjoy peaceful, wide-open views – the perfect spot for morning coffee or evening relaxation.

The primary suite includes a walk-through closet, an electrical fireplace, and 4-piece ensuite. This home has a second bedroom, additional full bath, and a versatile den making



it ideal for couples, professionals, or small families.

Additional bonuses include:

- ? Titled parking stall in the heated underground parkade
- ? Secure bike storage
- ? Pet-friendly building (with board approval)

Conveniently located close to schools, shopping, restaurants, and all amenities. This quiet and well-managed complex is also steps away from a scenic ravine as well as walking and biking paths. Enjoy easy access to Stoney Trail, Costco, CrossIron Mills, and QEII â€” making your commute and errands a breeze.

This one truly has it all â€” style, comfort, and convenience. Don't forget to view the 3D Virtual Tour.

Donâ€™t miss your chance to see it â€” book your private showing today!

Built in 2016

Essential Information

MLS® #	A2263410
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.00
Year Built	2016
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	322, 16 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W7

Amenities

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

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Electric, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Bedroom
# of Stories	3

Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Additional Information

Date Listed	October 10th, 2025
Days on Market	4
Zoning	M-1 d100
HOA Fees	75

HOA Fees Freq. ANN

Listing Details

Listing Office KIC Realty

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