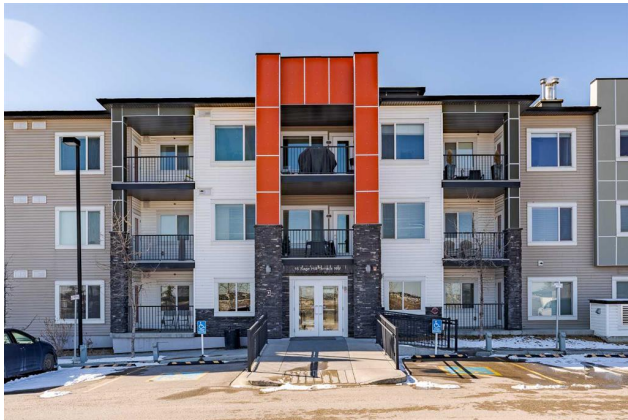


16 SAGE HILL Terrace #306, Calgary T3R 0W6

MLS® #: **A2199821** Area: **Sage Hill** Listing Date: **03/06/25** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Off Street, Parkade, Underground

Finished Floor Area

Abv Sqft: **796**
 Low Sqft:
 Ttl Sqft: **796**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, Dog Run**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 9`10"	Living Room	Main	13`3" x 11`10"
Dining Room	Main	11`7" x 7`9"	Bedroom - Primary	Main	10`5" x 9`7"
4pc Ensuite bath	Main	7`7" x 4`11"	Walk-In Closet	Main	6`1" x 3`9"
4pc Bathroom	Main	7`6" x 4`11"	Bedroom	Main	13`3" x 8`10"
Storage	Main	5`11" x 4`11"	Laundry	Main	3`2" x 2`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$525

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1611682

Remarks

Pub Rmks: ***** \$30,000 Price Reduction!!***** WOW!! 2 BEDROOMS | 2 BATHROOMS | 796 SQFT | OPEN LAYOUT | COVERED BALCONY | UNDERGROUND PARKING | LOADS OF UPGRADES | TOP FLOOR This is the one you've been waiting for! This suite looks and feels like a brand new apartment! 2 Beds & 2 Full Bathrooms with a Den/Office! TOP FLOOR unit with an INCREDIBLE VIEW! to many UPGRADES to list including upgraded appliance package, wide plank flooring, white kitchen cabinetry, double rolling blackout blinds, backsplash, tile and quartz. This property also comes with UNDERGROUND, TITLED, HEATED PARKING. Excellent floor plan separates the two bedrooms on either side of the unit to allow privacy. LARGE WINDOWS throughout the unit make it bright and airy. Enjoy breakfast and dinner on your private balcony with amazing ravine views all year round. Condo fees include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to many parks, walking and bike paths, WalMart, T&T, Public Transport and so much more! All the furniture in the suite is negotiable with the purchase, making it completely turn-key.

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



