

**16 SAGE HILL Terrace #109, Calgary T3R 0W7**

MLS® #: **A2202420** Area: **Sage Hill** Listing Date: **03/17/25** List Price: **\$318,000**  
 Status: **Active** County: **Calgary** Change: **-\$2k, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **789**  
 Low Sqft:  
 Ttl Sqft: **789**

DOM

**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Lighting, Private Entrance**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Ceramic Tile, Laminat**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17' 11" x 11' 11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9' 9" x 8' 9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10' 5" x 9' 6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7' 7" x 4' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 11" x 8' 10"</b>	<b>Foyer</b>	<b>Main</b>	<b>5' 2" x 3' 6"</b>
<b>Laundry</b>	<b>Main</b>	<b>3' 2" x 2' 8"</b>	<b>Storage</b>	<b>Main</b>	<b>5' 10" x 4' 11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7' 5" x 4' 11"</b>			

Legal/Tax/Financial

Condo Fee: **\$507** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1611682**

Remarks

Pub Rmks: **Stylish & Convenient Ground-Floor Condo in Sage Hill!!! Welcome to this beautifully maintained 2-bedroom, 2-bathroom ground-floor unit in the sought-after community of Sage Hill! Offering two private entrances and a functional, upgraded layout, this home is perfect for those seeking comfort and convenience. Step inside to 9' ceilings, durable laminate & tile flooring, and in-floor heating that creates a cozy and inviting atmosphere. The open-concept design features a modern kitchen with granite countertops, sleek flat-panel cabinetry, a large island with breakfast bar seating, a pantry, and a premium stainless steel appliance package. A dedicated storage room and in-suite laundry add to the home's practicality. The bright living space is flooded with natural light from large vinyl windows, and the private patio offers a perfect outdoor retreat with space for a BBQ. The primary suite boasts scenic views, a spacious walkthrough closet, and a 4-piece ensuite. A second bedroom and additional full bathroom provide flexibility for guests, a home office, or a growing family. Located just minutes from Walmart, Sage Hill Quarter, Beacon Hill, and Creekside, this home offers easy access to shopping, dining, parks, and extensive walking paths. Quick access to Stoney Trail, the University of Calgary, downtown, the airport, and the mountains makes this an unbeatable location! Don't miss your chance to own this incredible unit—schedule your showing today!**

Inclusions: n/a  
Property Listed By: **RE/MAX House of Real Estate**

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









