304 16 Sage Hill Terrace NW

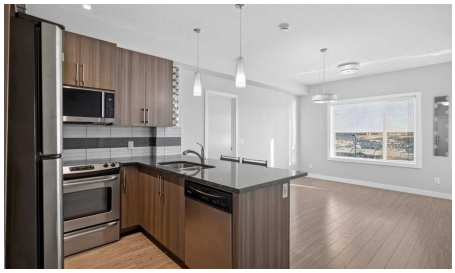
Calgary | Active | MLS® A2355772

$269,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**688.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSES - Sunday, Nov 15, 12PM-2PM TOP-FLOOR LIVING WITH EVERYDAY CONVENIENCE! Discover the comfort and flexibility of this beautifully maintained 2-BEDROOM, 2-BATHROOM PLUS DEN condo in Sage Hill. With no neighbours above, a private balcony, and titled underground parking, this inviting home brings together the features you want with the extra space you need. Working from home? Love a quiet reading retreat or a dedicated spot for your workouts? The versatile den gives you options-create a private office, hobby room, mini home gym, or convenient additional storage space to suit your lifestyle. The open-concept main living area feels bright and welcoming, with 9-foot ceilings and stylish vinyl plank flooring. Sleek flat-panel cabinetry, granite countertops, stainless steel appliances, and a generous island with breakfast bar seating make the kitchen equally suited to everyday meals and catching up with friends. The adjoining living area opens onto your private balcony-a lovely place to enjoy your morning coffee or unwind at the end of the day. Retreat to the comfortable primary bedroom, complete with a walk-through closet leading to your own 4-piece ensuite. A second bedroom and additional full bathroom offer flexibility for guests, a roommate, or family, while in-suite laundry keeps daily routines simple. Your titled underground parking stall adds year-round convenience, and the building welcomes pets with board approval and subject to condo bylaws. Set in a quiet, well-managed complex just steps from a scenic ravine and walking and biking paths, this home offers a wonderful balance of outdoor enjoyment and everyday convenience. Schools, shopping, restaurants, and everyday amenities are close by, including Walmart, Costco, and T&T Supermarket. Easy access to Stoney Trail puts CrossIron Mills and destinations across the city within convenient reach, making commuting and errands a breeze.
Vacant and move-in ready, this top-floor home is ready for your next chapter. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355772
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	688.94 sq. ft.
Main Level Finished Area:	688.94 sq. ft.
Condo Fee:	$485.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1611682
Heating:	In Floor, Natural Gas
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Viridian
Community:	Sage Hill
Amenities:	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 10'3" × 9'6" ·
Main Floor	Storage · 7'8" × 5'8" ·
Main Floor	Kitchen · 12' × 10'4" ·

Main Floor	Dining Room · 12'3" × 12' ·
Main Floor	Bedroom · 12'5" × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-16-sage-hill-terrace-nw-calgary-a2355772/

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