

\$300,000 - 208, 16 Sage Hill Terrace Nw, Calgary

MLS® #A2243399

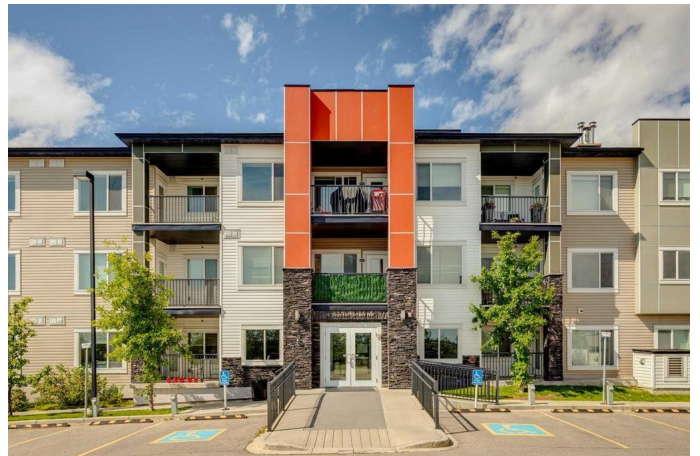
\$300,000

2 Bedroom, 2.00 Bathroom, 797 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This bright & thoughtfully designed 2-bedroom, 2-bath condo in Viridian at Sage Hill offers the perfect blend of comfort, style & space with its open-concept layout. Located on the second floor with a sunny south-facing balcony, the unit features durable laminate flooring throughout & a floor plan designed for privacy, with both bedrooms separated by the main living area. The modern kitchen is equipped with stainless steel appliances, quartz countertops, pristine white cabinetry & a pantry—offering both function & style with plenty of space for overstock. Spacious living & dining areas are framed by large windows that fill the home with natural light, creating a warm & inviting atmosphere. The primary bedroom includes a walk-through closet & a stylish 4-piece ensuite, while the second bedroom has direct access to the main bath—ideal for guests, roommates, or a home office. You™ll also appreciate the convenience of in-suite laundry, a separate storage room & secure underground parking. Situated in the heart of Sage Hill, you™re steps from scenic walking and cycling paths that wind through the community™s rolling green spaces, wetlands & parks, perfect for daily walks, jogs or biking. Residents enjoy themed playgrounds, sports fields and ball diamonds right nearby, with additional recreational access to major green corridors including Nose Hill Park and the Bow River pathway just minutes away. Also find grocery stores, restaurants, shops & quick access to



Stoney Trail. Itâ€™s low-maintenance living in a vibrant NW community.

Built in 2016

Essential Information

MLS® #	A2243399
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	797
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	208, 16 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W7

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Stall, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, In Floor
Cooling	None

# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	July 25th, 2025
Days on Market	76
Zoning	M-1 d100

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.