

**307, 16 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2169672**



**\$335,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Sage Hill   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                              |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)   |               |                  |
| <b>Size:</b>     | 801 sq.ft.  | <b>Age:</b>   | 2016 (8 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | In Floor   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 525 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Mixed, Stone, Vinyl Siding   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to the Viridian by Trico Communities in the vibrant community of Sage Hill! This spacious 801 sq. ft. top-floor unit features 2 bedrooms and 2 bathrooms, perfect for families, professionals, or investors. The open concept layout is filled with natural light and highlights stunning granite countertops throughout. The primary bedroom boasts a walk-through closet leading to a private 4-piece ensuite. Across the living room, you'll find the second bedroom, offering privacy and convenience. Enjoy the convenience of in-suite laundry, titled underground parking, and a pet-friendly environment (subject to approval). Work from home in your private den/office area or use it as extra storage space, the choice is yours. Condo fees include heat and water, making life easy and worry-free. Located steps away from beautiful parks, walking trails, and easy access to shopping and dining. Don't miss out on this fantastic opportunity!