\$269,000 - 326 Sunrise Terrace Ne, High River

MLS® #A2230705

\$269,000

3 Bedroom, 2.00 Bathroom, 1,170 sqft Residential on 0.00 Acres

Sunrise Meadows, High River, Alberta

Stylish 3-Bedroom Condo with Mountain Views and Prime Location! Welcome to this well maintained two-story, 3-bedroom, 1.5-bath condo offering comfort, convenience, and unbeatable value. Whether you're a first-time buyer, small family, or savvy investor, this gem is packed with features that truly stand out: Mountain Views & Open Space: Enjoy unobstructed west-facing views of the mountains from your private balconyâ€"no neighbours behind you, just open fields and stunning Alberta sunsets. Privacy & Quiet Living: This unit has no one above you, ensuring peace and quiet. With the playground almost directly across from your front door, it's perfect for families with kids or those who enjoy community living. Modern Interior & Updated Flooring: Step inside to find luxury vinyl plank flooring throughout and a bright, functional layout. The kitchen boasts elegant granite countertops and ample cabinetry. Balcony with Storage: The spacious west-facing balcony includes an outdoor storage roomâ€"ideal for winter tiresâ€"and room for your BBQ. Entertain, relax, or enjoy your morning coffee with mountain views. Convenient Parking: Comes with two assigned parking stalls, so you'II never struggle to find a space. Affordable Living: Low condo fees cover everything except electricity, keeping monthly costs manageable. Ideal Location: With an easy commute into Calgary or Okotoks, and quick access south to Nanton or Claresholm, this location is perfect for those







who work in the city but love escaping to the countryside. Just minutes from the gateway to Kananaskis, you'II have endless hiking and outdoor adventures at your fingertips. This one won't last long! If you're looking for comfort, style, and location at a great value, this is it. Book your private showing today!

Built in 2008

Essential Information

MLS® # A2230705 Price \$269,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,170 Acres 0.00 Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

Community Information

Address 326 Sunrise Terrace Ne

Subdivision Sunrise Meadows

City High River

County Foothills County

Province Alberta
Postal Code T1V 0C3

Amenities

Amenities Playground

Parking Spaces 2

Parking Assigned, Stall

Interior

Interior Features Granite Counters, Pantry, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

of Stories 3

Basement None

Exterior

Exterior Features Balcony, Playground, Storage

Lot Description See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 4

Zoning TND

Listing Details

Listing Office CIR Realty

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