

# \$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 balcony—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 room—ideal for winter tires—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'll 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, youâ€™ll have endless hiking and outdoor adventures at your fingertips. This one wonâ€™t last long! If youâ€™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	2
Zoning	TND

## Listing Details

Listing Office	CIR Realty
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