

# \$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 | 3               |
| Zoning         | TND             |

## Listing Details

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

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