$539,900 - 105 Sage Hill Cir Nw, Calgary
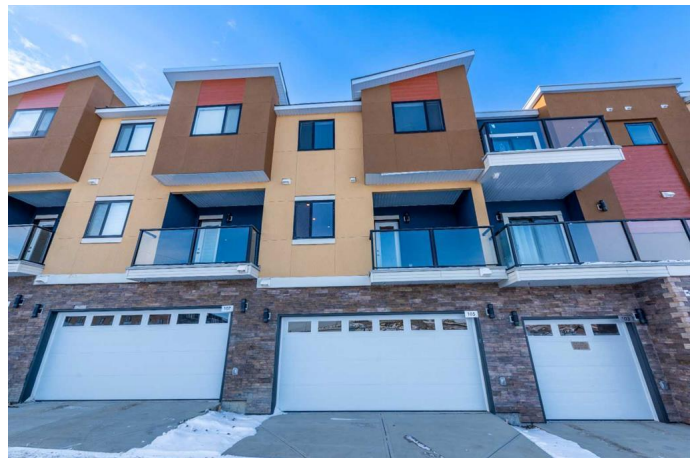
MLS® #A2219065

$539,900

4 Bedroom, 3.00 Bathroom, 1,397 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover contemporary living at its finest in this beautiful never lived in 3-level townhome located in the highly sought-after Sage Hill community. With 1500 sqft of thoughtfully designed living space, this home features 4 spacious bedrooms, 2.5 bathrooms and a double attached garageâ€"with an additional storage space. The bright, open-concept main floor features large windows that bring in an abundance of natural light, creating a welcoming atmosphere throughout. The contemporary kitchen is a chefâ€™s dream, showcasing sleek stainless steel appliances, plenty of counter space, and a large island ideal for meal prep and entertaining. Just off the kitchen, youâ€™ll find a dedicated dining area perfect for family meals. The cozy living room is complemented by an elegant electric fireplace, making it the ideal place to unwind. Additionally, a two-piece powder room is conveniently located on this level. The second level features three well-sized bedrooms, including a primary suite with a spacious walk-in closet and a private 4-piece ensuite for added privacy and comfort. The other two bedrooms are generously sized, each with ample closet space. A conveniently located laundry room on the first floor adds to the convenience of this home. The ground floor/basement level offers access to your double garage and a flexible bedroom, perfect for use as an office, guest room, or flex space, with ample natural light streaming in through its windows. Step outside to one of the two

balconies to enjoy fresh air and scenic views. Located just minutes from shopping and fitness centers, this home is in an unbeatable location for your everyday needs. Whether you're a first-time homebuyer or an investor looking for your next move, this townhome offers everything you need in an exceptional location. Donâ€™t miss out on the opportunity to call this stunning property home!

Built in 2024

Essential Information

MLS® #	A2219065
Price	$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,397
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	105 Sage Hill Cir Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J1

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached

# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	13
Zoning	M1- d100

Listing Details

Listing Office	Real Broker