

# \$539,900 - 105 Sage Hill Cir Nw, Calgary

MLS® #A2219065

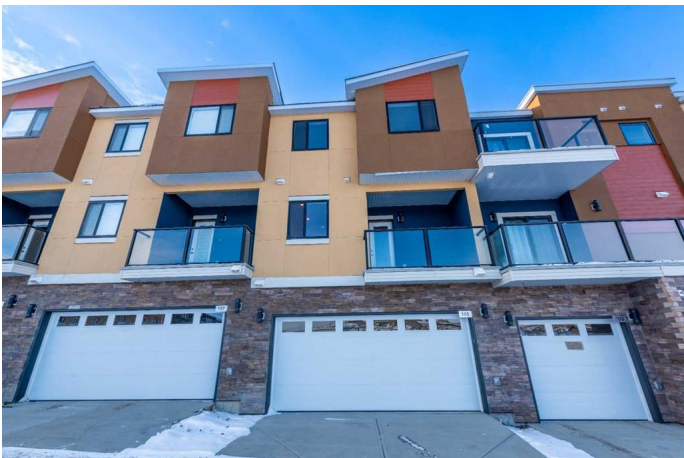
## \$539,900

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

Sage Hill, Calgary, Alberta

Discover contemporary living in this beautiful 3-level townhome located in the highly sought-after community of Sage Hill, offering approx. 1,500 sq. ft. of well-designed living space with 4 spacious bedrooms, 2.5 bathrooms, a double attached garage, and extra storage. The bright, open-concept main floor features large windows, a sleek modern kitchen with stainless steel appliances, ample counter space, a large island, a dedicated dining area, and a cozy living room with an electric fireplace. Upstairs includes three generous bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, while the lower level features a fourth bedroom or flex space with access to the garage. Two balconies offer outdoor relaxation, and laundry is conveniently located on the main floor. Currently tenanted at \$2,420/month + utilities under a one-year lease until June 30, 2026â€”an excellent turnkey investment opportunity.

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	67
Zoning	M1- d100

### **Listing Details**

Listing Office	Real Broker
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