

\$525,000 - Unit #215 Sage Hill Cir Nw, Calgary

MLS® #A2087480

\$525,000

3 Bedroom, 3.00 Bathroom, 1,443 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

.New-build investment opportunity located in Sage Hill Garden. This 3-bedroom, 2.5-bathroom townhome offers an OPTIONAL BASEMENT DEVELOPMENT OPTION with a separate WALK-UP entrance at additional cost is available. No need to go up any stairs to access the kitchen, dining, and living room as they are right on ground level. The south-facing windows and 9' ceiling emphasize a bright and open main floor which features the open living room, modern kitchen, and large dining area leading to the patio with gas connection for BBQs. The contemporary kitchen is complete with 42" cabinet risers to the ceiling, stainless steel appliances, and large island with breakfast bar. Upstairs on the 2nd floor, the spacious master bedroom features a 4-piece ensuite. Also on this floor are the 2nd and 3rd bedrooms, and full bathroom. The optional basement development proposes a 4th bedroom, kitchenette, and living area as well. This home is thoughtfully designed and includes a maintenance-free, non-combustible, upgraded exterior. It consists of high-quality materials such as acrylic stucco, steel siding, and stone facia. Upgrades and material selections are still customizable as well (cabinetry, stone, LVP, and carpet. The area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025



Essential Information

MLS® #	A2087480
Price	\$525,000
Sold Price	\$580,125
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	Unit #215 Sage Hill Cir Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V2

Amenities

Amenities	Other, Playground
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	April 6th, 2024
Days on Market	174
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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