

\$475,000 - Unit #205 Sage Hill Cir Drive Nw, Calgary

MLS® #A2087641

\$475,000

2 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

New-build investment opportunity located in Sage Hill Garden. This 2-bedroom, 2.5-bathroom townhome offers the opportunity for townhome ownership at a condo price point! It does an excellent job of maximizing the usability of all 1290 square feet. The open concept floor plan pushes all the space-consuming areas into the corners (stairs, counters, closets, washrooms), leaving the most amount of room available for rooms and entertainment areas. As a result, you'll notice the living area and room sizes are quite impressive. The 9' ceiling emphasizes a bright and open main floor which features an open dining area, modern kitchen, and large living room, leading to the balcony with a gas connection for BBQ. The contemporary kitchen is complete with a 42" cabinet with risers to the ceiling, stainless steel appliances, and a large island with a breakfast bar. Upstairs on the 2nd floor, the spacious master bedroom includes a 4-piece ensuite. Also on this floor is the 2nd bedroom with a private balcony and full bathroom. The laundry is on this floor as well so no need to haul clothes up and down. 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® #	A2087641
Price	\$475,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	Unit #205 Sage Hill Cir Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V2

Amenities

Amenities	Playground, Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting, Other
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2023
Date Sold	March 19th, 2024
Days on Market	156
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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