

# \$549,900 - 221 Sage Hill Rise Nw, Calgary

MLS® #A2203125

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,769 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where modern living meets timeless design. This is your chance to own a stunning, high-end townhome in one of Calgary's most vibrant neighbourhoods.

From the striking stucco and stone exteriors to the bold black-clad windows, this home makes a statement. Inside, enjoy 9-foot ceilings, an open-concept living area, and a chef-inspired kitchen with a walk-in pantry. The spacious ground floor features a bedroom, full bath, and single-car garage with a separate entrance for added flexibility.

Upstairs, you'll find two generous bedrooms, each with its own ensuite, including the master suite with double sinks and a custom standing shower. Plus, there's a versatile den/room—a perfect space for a home office, extra bedroom, or creative studio.

With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shops—including Walmart—just minutes away, convenience is at your doorstep.

This is affordable luxury with unmatched style and convenience. Welcome home to Sage Hill!

\*\*\*Please note that the photos are from a different unit, and the actual unit may vary



slightly. We recommend scheduling a showing to view the unit in person.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203125      |
| Price          | \$549,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,769         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 221 Sage Hill Rise Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1C8               |

**Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Snow Removal, Roof Deck, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Single Garage Attached                   |
| # of Garages   | 1                                        |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator             |

|          |            |
|----------|------------|
| Heating  | Forced Air |
| Cooling  | None       |
| Basement | None       |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Back Lane                 |
| Roof              | Flat                      |
| Construction      | Stone, Wood Frame, Stucco |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 44               |
| Zoning         | R2M              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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