

\$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

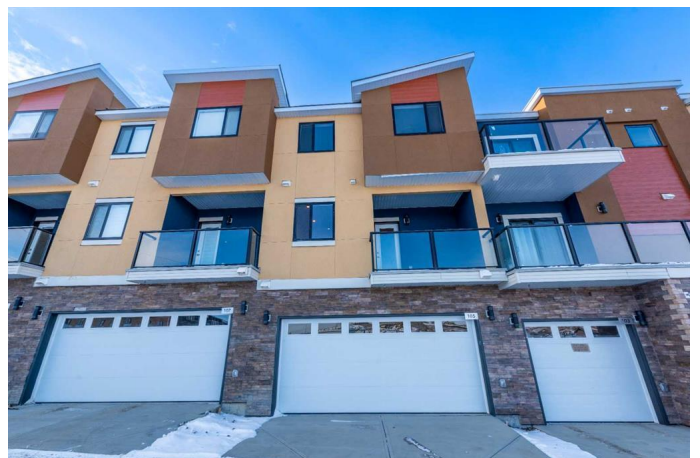
Sage Hill, Calgary, Alberta

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 | 73 |
| Zoning | M1- d100 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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