# \$589,900 - 245 Sage Hill Rise Nw, Calgary

MLS® #A2221585

## \$589,900

4 Bedroom, 4.00 Bathroom, 1,867 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to 245 Belgard Townhouse, a brand-new, 3-bedroom townhome in the sought-after community of Sage Hill. This modern unit features an open-concept layout, a chef's kitchen with quartz countertops, spacious dining and living areas, and a private balcony. Upstairs includes 3 bedrooms and 2 full bathrooms. The ground-level entry provides access to a single attached garage and flexible den spaceâ€"ideal for a home office or mudroom. Enjoy quick access to Costco, T&T Supermarket, Walmart, and the many walking trails and parks that make NW Calgary a top choice for families and investors alike.



## **Essential Information**

MLS® # A2221585 Price \$589,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,867

Acres 0.02

Year Built 2025

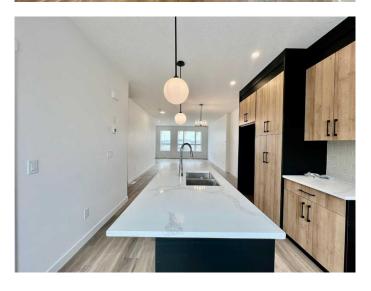
Type Residential

Sub-Type Row/Townhouse

Style 3 Storey







Status Active

## **Community Information**

Address 245 Sage Hill Rise Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2E7

#### **Amenities**

Amenities Community Gardens

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters

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 Low Maintenance Landscape

Roof Flat, Vinyl

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 20th, 2025

Days on Market 67

Zoning R2M

### **Listing Details**

Listing Office Grand Realty

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