\$439,900 - 605, 199 Sage Hill Heights Nw, Calgary

MLS® #A2236031

\$439,900

2 Bedroom, 3.00 Bathroom, 1,093 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes is proud to present their latest townhome offering, located at the newly released Sage Walk Ravines development. Designed with a modern fibre cement exterior, this home also includes 9' knockdown ceilings, luxury vinyl plank flooring, and oversized windows that give an abundance of natural light. The kitchen features multiple designer cabinetry options, soft-close dovetailed drawers and doors, quartz countertops, and a full-height backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with hood fan. Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. Both bedrooms feature their own en-suite bathrooms. A 72 sq. ft. deck off the living room and an oversized underdrive garage complete the layout. Situated along the ravine with direct access to walking and biking paths, plus a pedestrian bridge connecting to nearby restaurants and shopping at Sage Hill Crossing (T&T Supermarket and more), and only minutes from the Gates of Nolan Hill retail area. Design your home with over 2000 standard and upgrade options with a one-on-one Interior Design Services appointment, complimentary with every pre-construction purchase. Finally, Alberta New Home Warranty coverage is included for peace of mind.







Built in 2026

Essential Information

MLS®# A2236031 Price \$439,900

Bedrooms 2 Bathrooms 3.00 **Full Baths** 2 Half Baths 1

Square Footage 1,093 Acres 0.00 Year Built 2026

Residential Type

Row/Townhouse Sub-Type

Style 3 Storey Active Status

Community Information

Address 605, 199 Sage Hill Heights Nw

Subdivision Sage Hill City Calgary County Calgary Province Alberta

Postal Code T3R 2E5

Amenities

Amenities Roof Deck

Parking Spaces 1

Parking Heated Garage, Single Garage Attached

of Garages 1

Interior

Interior Features No Smoking Home, Breakfast Bar, No Animal Home, Quartz Counters Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY

Appliances

STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, Electric

Stove, ENERGY STAR Qualified Washer

Natural Gas, ENERGY STAR Qualified Equipment Heating

Cooling None

of Stories 3

Basement None

Exterior

Exterior Features Private Entrance

Lot Description Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Concrete

Foundation Poured Concrete

Additional Information

Date Listed October 14th, 2025

Days on Market 20

Zoning MC-2

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.