

# \$539,900 - 231 Sage Hill Rise Nw, Calgary

MLS® #A2260012

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.04 Acres

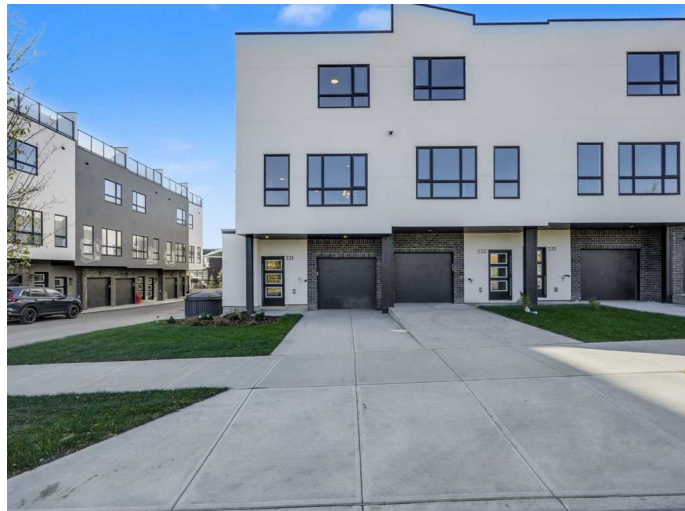
Sage Hill, Calgary, Alberta

Welcome to this Beautiful, High end town home in sage hill. This unit has 9 foot ceiling on all levels, Stucco and stone exteriors, Black cladding huge windows. The ground floor has a Den and single car garage with the separate entrance. Main floor has a good size living, dining room, Kitchen, Pantry and a half bath. Upstairs has 2 bedrooms with 2 attached bathrooms and a laundry. Master bathroom has a custom standing shower. This unit is over 16 feet wide and fully upgraded with Pot lights, black hardware, "comfort height" vanities, 2 and a half bath and the list goes on. This complex is built on a 16 Acres site that has 100,00 sqft of commercial plaza and 5 minutes walk to Wal-Mart , 24000 sqft of medical building and all kind of shopping with in the complex. Realtor is related to the seller.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260012  |
| Price          | \$539,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,617     |
| Acres          | 0.04      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 231 Sage Hill Rise Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 2E7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters                                        |
| Appliances        | Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | Rough-In                                                       |
| Basement          | None                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Corner Lot                |
| Roof              | Flat                      |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | M-1 d80              |

### Listing Details

Listing Office

Century 21 Bravo Realty

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