

\$479,900 - 357 Sage Hill Circle Nw, Calgary

MLS® #A2268105

\$479,900

2 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**** LOVE YOUR LIFESTYLE! * Dual Primary bedrooms + 3 bathroom + 2-car parking with an attached garage **** This modern 3-story air-conditioned 1615+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, parks, shopping, pathways, dog parks, community center, Beacon Hill, and FUN! The spacious main living area features a large living room, an open kitchen, and a dining room, all of which have bright east-facing windows. The open "Chef's" kitchen features ample counter space, wood-style cabinet doors, white quartz waterfall-edge countertops, a pantry closet, and stainless steel appliances. **BONUS:** smooth top electric stove with OTR microwave, and water line service to the fridge with ice/water door dispensing. A sizeable east-facing outdoor 27' x 4'6" upper deck is quickly accessed through the patio door and offers a nice place to enjoy the BBQ with a gas line on your summer evenings. **BONUS:** The great room offers an electric fireplace with a custom tile-faced wall detail. The upper floor features two good-sized bedrooms, both with private ensuite bathrooms. The primary bedroom layout features a private upper 10' x 6' balcony, ensuite with a super-sized soaker tub / separate shower, and his/her closets. The second primary bedroom features soaring, high-vaulted ceilings. This home has everything you need with a functional yet stylish layout. A quick possession date is available! Call your friendly REALTOR(R) to



357 SAGE HILL CIRCLE NW
REGULATORY STANDARD - CALGARY A3
MAIN LEVEL (AG) - 619.45 Sq Ft / 57.55 m²
UPPER LEVEL (AG) - 619.45 Sq Ft / 57.55 m²
LOWER LEVEL (AG) - 377.02 Sq Ft / 35.02 m²
(OF WHICH 32.83 Sq Ft IS UNDEVELOPED)
TOTAL ABOVE GRADE RMS SIZE - 1,615.92 Sq Ft / 150.12 m²



book a viewing!

Built in 2016

Essential Information

MLS® #	A2268105
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,616
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	357 Sage Hill Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V2

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Garage Faces Side, Secured, Tandem
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

	Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle, Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	M-1 d100

Listing Details

Listing Office	Jayman Realty Inc.
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