# \$549,900 - 221, 265 Sage Hill Rise Nw, Calgary

MLS® #A2203125

# \$549,900

4 Bedroom, 4.00 Bathroom, 1,769 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where modern living meets timeless design. This is your chance to own a stunning, high-end townhome in one of Calgary's most vibrant neighbourhoods.

From the striking stucco and stone exteriors to the bold black-clad windows, this home makes a statement. Inside, enjoy 9-foot ceilings, an open-concept living area, and a chef-inspired kitchen with a walk-in pantry. The spacious ground floor features a bedroom, full bath, and single-car garage with a separate entrance for added flexibility.

Upstairs, you'll find two generous bedrooms, each with its own ensuite, including the master suite with double sinks and a custom standing shower. Plus, there's a versatile den/roomâ€"a perfect space for a home office, extra bedroom, or creative studio.

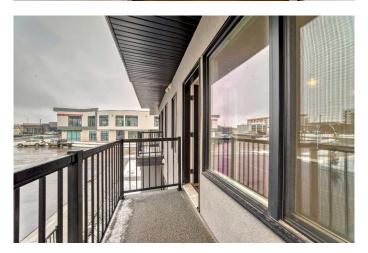
With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shopsâ€"including Walmartâ€"just minutes away, convenience is at your doorstep.

This is affordable luxury with unmatched style and convenience. Welcome home to Sage Hill!

\*\*\*Please note that the photos are from a different unit, and the actual unit may vary







slightly. We recommend scheduling a showing to view the unit in person.

#### Built in 2025

## **Essential Information**

MLS® # A2203125 Price \$549,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,769 Acres 0.02 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 221, 265 Sage Hill Rise Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1C8

#### **Amenities**

Amenities Roof Deck, Snow Removal, Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate

Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Microwave

Hood Fan

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Back Lane

Roof Flat

Construction Stucco, Wood Frame, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 36

Zoning R2M

# **Listing Details**

Listing Office eXp Realty

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