

# \$549,900 - 235 Sage Hill Rise Nw, Calgary

MLS® #A2229218

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,610 sqft

Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

**\*\*SHOWHOME OPEN EVERY THURSDAY FRIDAY 3-6 PM and SATURDAY SUNDAY 11-2 PM\*\*** Experience elevated luxury in your very own townhome, the first of its kind in Northwest Calgary. Every unit offers 9-foot ceilings on each level and large windows that fill the space with natural light all day long. The main floor features a bedroom with a private 4-piece ensuite, a separate entrance for added flexibility, and a single attached garage with bonus storage. The open-concept second floor includes luxury vinyl plank flooring, quartz countertops, full-size stainless steel appliances, a large island for entertaining, and a true walk-in pantry with plenty of shelving. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom so you never have to share again. A versatile den offers extra storage or can be used as an office, reading nook, or hobby space. Multiple units and price points are available, including end units and luxurious rooftop patios. Reach out today to see what's available! \*Photos are of show home and may not depict exact finishings of current unit, listing agent to find out what finishings are available.

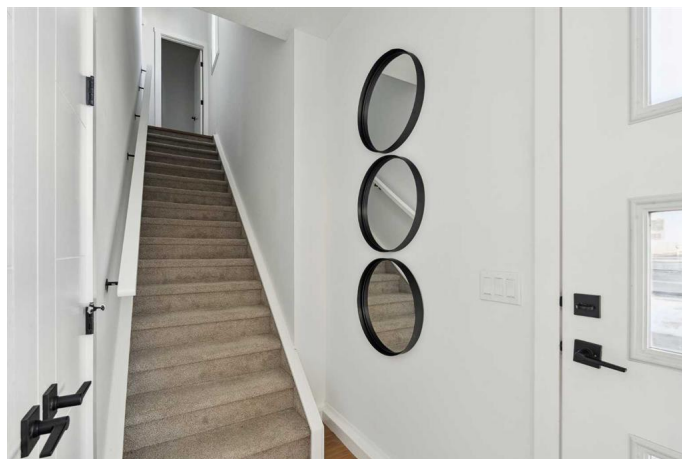
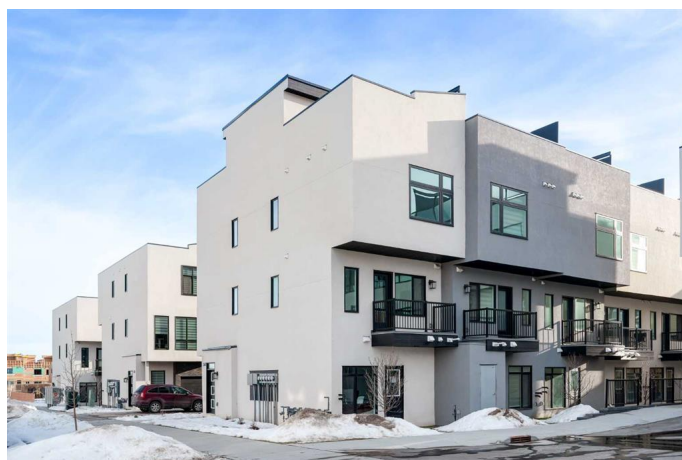
\*SHOWHOME Address: 349 Sage Hill Rise

Built in 2024

## Essential Information

MLS® # A2229218

Price \$549,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,610
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	235 Sage Hill Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3r0z8

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape, See Remarks
Roof	Flat

Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	10
Zoning	R2M

**Listing Details**

Listing Office	Real Broker
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