

# \$539,900 - 105 Sage Hill Cir Nw, Calgary

MLS® #A2219065

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.00 Acres

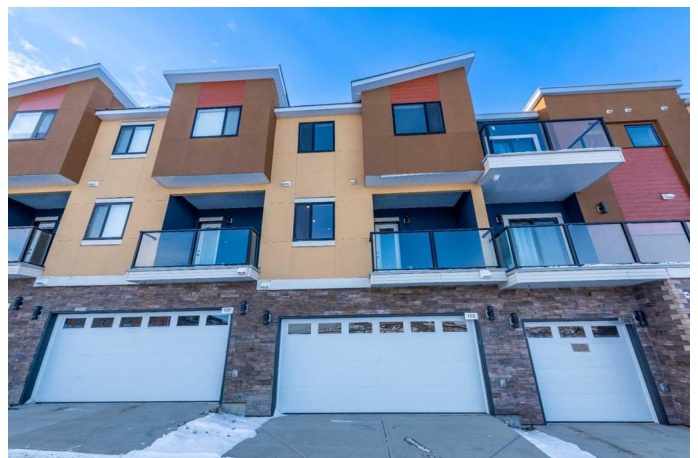
Sage Hill, Calgary, Alberta

Discover contemporary living in this beautiful 3-level townhome located in the highly sought-after community of Sage Hill, offering approx. 1,500 sq. ft. of well-designed living space with 4 spacious bedrooms, 2.5 bathrooms, a double attached garage, and extra storage. The bright, open-concept main floor features large windows, a sleek modern kitchen with stainless steel appliances, ample counter space, a large island, a dedicated dining area, and a cozy living room with an electric fireplace. Upstairs includes three generous bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, while the lower level features a fourth bedroom or flex space with access to the garage. Two balconies offer outdoor relaxation, and laundry is conveniently located on the main floor. Currently tenanted at \$2,420/month + utilities under a one-year lease until June 30, 2026—an excellent turnkey investment opportunity.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2219065  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,397         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 Sage Hill Cir Nw |
| Subdivision | Sage Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 1J1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Electric                                                                                              |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, See Remarks                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Back Lane                 |
| Roof              | Asphalt                   |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 66            |
| Zoning         | M1- d100      |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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