\$599,000 - 205 Sage Hill Rise Nw, Calgary

MLS® #A2226421

\$599,000

3 Bedroom, 3.00 Bathroom, 1,771 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Experience elevated luxury in your very own townhome with a full-sized rooftop patio, the first of its kind in Northwest Calgary. Every unit offers 9-foot ceilings on each level and east to west exposure that fills 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.

The cherry on top is your own private rooftop patio that spans the entire footprint of the unit. It doubles as a low-maintenance yard and is perfect for entertaining, relaxing, or soaking in the views. Multiple units and price points are available. Reach out today to see what's available! *Photos are of showhome and may not depict exact finishings of current unit, reach out to see what finishings are available.* OPEN HOUSE Saturday May 31 & June 1 1-3 Pm at SHOWHOME Address 349 Sage Hill Rise







Essential Information

MLS® # A2226421 Price \$599,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,771 Acres 0.02 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 205 Sage Hill Rise Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1C3

Amenities

Amenities Other, Snow Removal

Parking Spaces 1

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open

Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Basement None

Exterior

Exterior Features Other

Lot Description See Remarks
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025

Days on Market 8

Zoning R2M

Listing Details

Listing Office Real Broker

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