\$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.

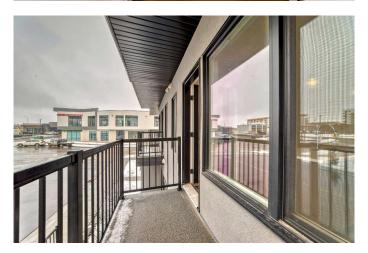
With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shopsâ€"including Walmartâ€"just minutes away, convenience is at your doorstep.

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 32

Zoning R2M

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.