# \$569,000 - 322 Sage Hill Circle Nw, Calgary

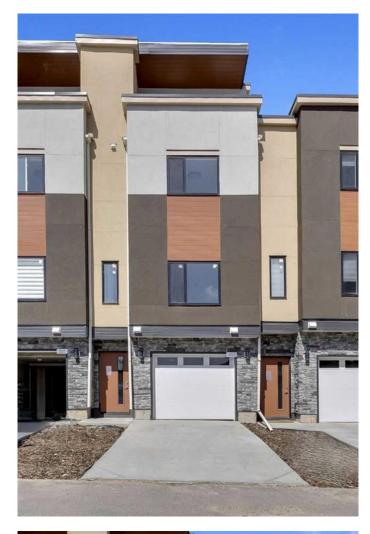
MLS® #A2233487

## \$569,000

4 Bedroom, 5.00 Bathroom, 1,812 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This spacious 4-level, 4-bedroom, 4.5-bathroom townhome offers an unmatched 1872 square feet of living space. The attached tandem garage provides parking for two vehicles with room for visitors on the full-length driveway. The east/west facing windows and 9' ceiling emphasize a bright and open main floor, which features the open living room, modern kitchen, and large dining area leading to the patio with a gas connection for BBQs. The contemporary kitchen has 42― cabinet risers to the ceiling, stainless steel appliances, and a massive 10' island with a breakfast bar. Upstairs on the 3rd floor, the large master bedroom features a private balcony, walk-through closet, and a 4-piece washroom. Also on this floor are the 2nd bedroom, full bathroom and laundry. The 4th level, which includes the 3rd and 4th bedrooms, is still to be viewed and is equipped with a Private en-suite. The east-facing room features its own large walk-in closet and a private terrace accessed through large glass doors. This home is thoughtfully designed and includes a maintenance-free, non-combustible, upgraded exterior. It comprises high-quality materials such as acrylic stucco, steel siding, cabinetry, stone, LVP, and carpet. PLEASE BOOK YOUR PRIVATE SHOWING





Built in 2023

#### **Essential Information**

MLS® # A2233487 Price \$569,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 1,812 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 322 Sage Hill Circle Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1J1

**Amenities** 

Amenities Other, Snow Removal

Parking Spaces 3

Parking Double Garage Attached, Driveway, Tandem

# of Garages 2

Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home

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

Refrigerator, Trash Compactor, Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Basement None

#### **Exterior**

Exterior Features Balcony Lot Description Other

Roof Asphalt Shingle

Construction Concrete, Mixed, Stone, Stud

Foundation Poured Concrete

### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 11

Zoning M-1 d100

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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