

# \$559,900 - 75 Sage Meadows Circle Nw, Calgary

MLS® #A2241131

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this stylish 3-story townhome with attached double car garage in the community of Sage Hill.

This particular condo is an end unit with full height brick exterior wall in the front and cement board siding. It has a modern design inside with 3 storeys that boasts many upgrades, including all carpet areas, laminate hardwood floorings, bath and laundry tiles and air-conditioning. The entrance is on street level that features a good-sized office with a large window and easy access to the double garage in the back. The living area on the second level has an open concept design with a spacious living room, a functional kitchen and a roomy dining room with large windows on two sides. The southeast facing windows in the living room allow natural sunlight to brighten and warm up the home. Kitchen is equipped with stainless steel appliances including the upgrade of Elica 30" under the cabinet range hood and a 2022 french door fridge with water dispenser and bottom freezer. Countertops in the kitchen and baths were upgraded to 1 1/4" granite. By the dining room is an exit to a covered balcony with a gas line for barbeque. A 2-piece half bath is on top of the stairs from the ground level. All three bedrooms are on the top floor. The master bedroom is completed with vaulted ceiling, raked windows that extend right to the ceiling, a walk-in closet and a 4-piece ensuite which has been upgraded to the 5"™ stand-up shower with framed 5 mm glass



slider door. The other two bedrooms are served by another 4-piece main bath on this level. The double attached garage, both heated and insulated, is backside facing. This complex is within walking distance to Symons Valley Natural Reserve. Minutes to shopping centres and major traffic arteries and highways.

Don't miss the opportunity to make it your own!  
Book your showings today!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241131      |
| Price          | \$559,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,757         |
| Acres          | 0.03          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 75 Sage Meadows Circle Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 1K3                   |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), No Animal Home, Quartz Counters, Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air, Natural Gas                                                                                                                             |
| Cooling           | Central Air                                                                                                                                         |
| Basement          | None                                                                                                                                                |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Entrance                                              |
| Lot Description   | Few Trees, Landscaped, Lawn, Rectangular Lot, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Concrete, Wood Frame, Cement Fiber Board                                     |
| Foundation        | Poured Concrete                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 86              |
| Zoning         | M-1 d60         |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.