

# \$520,000 - 322 Sage Hill Circle Nw, Calgary

MLS® #A2248168

**\$520,000**

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

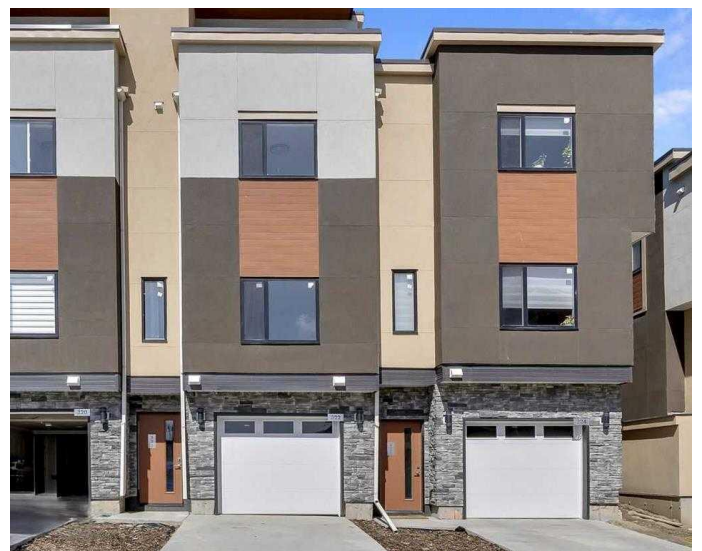
Sage Hill, Calgary, Alberta

Price is without GST. 4-levels, 4-bedrooms, 4.5-bathrooms. This townhome offers 1,812 sq. ft. of bright, contemporary living, providing ample space for everyone to spread out. Perfect for large families, home-office setups, or frequent guests, this home offers privacy on every level.

A full-length driveway and tandem 2-car garage mean parking is never a problem. Step inside to 9'™ ceilings, east-west windows, and a main floor that flows effortlessly from the open living room into the sleek modern kitchen and spacious dining area. The kitchen is a showstopper with 42" upper cabinets, stainless steel appliances, and a 10-foot island with a breakfast bar – ideal for entertaining.

The third floor is your retreat, with a private master suite featuring its own balcony, walk-through closet, and 4-piece ensuite. A second bedroom, full bath, and laundry are also on this level. Upstairs on the fourth floor, two more bedrooms each have their own en-suites, including one with a private terrace and walk-in closet, a dream setup for older kids, extended family, or a work-from-home studio. Enjoy maintenance-free living with a durable, non-combustible exterior finished in acrylic stucco, steel siding, and stone.

High-quality interiors feature LVP flooring, carpet, and thoughtful upgrades throughout. Move-in ready – book your private showing today and discover a home that truly grows with you. PLEASE BOOK YOUR PRIVATE SHOWING



Built in 2025

## Essential Information

MLS® #	A2248168
Price	\$520,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,812
Acres	0.00
Year Built	2025
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	Park, Snow Removal, Trash
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces 1  
Fireplaces Electric  
Basement None

### Exterior

Exterior Features Balcony, Other  
Lot Description Other  
Roof Asphalt Shingle  
Construction Other, Stucco  
Foundation Poured Concrete



### Additional Information

Date Listed August 13th, 2025  
Days on Market 83  
Zoning M-1 d100

### Listing Details

Listing Office RE/MAX House of Real Estate

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