

\$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/room—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 shops—including Walmart—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), Microwave Hood Fan, Refrigerator

Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane
Roof	Flat
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	42
Zoning	R2M

Listing Details

Listing Office	eXp Realty
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