

# \$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	Snow Removal, Visitor Parking, Roof Deck
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	17
Zoning	R2M

## **Listing Details**

Listing Office	eXp Realty
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