

# \$549,000 - 322 Sage Hill Circle Nw, Calgary

MLS® #A2233487

**\$549,000**

4 Bedroom, 5.00 Bathroom, 1,812 sqft

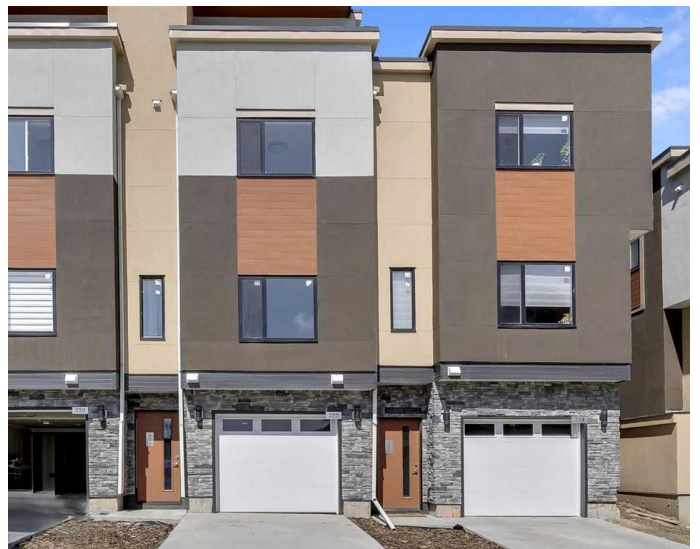
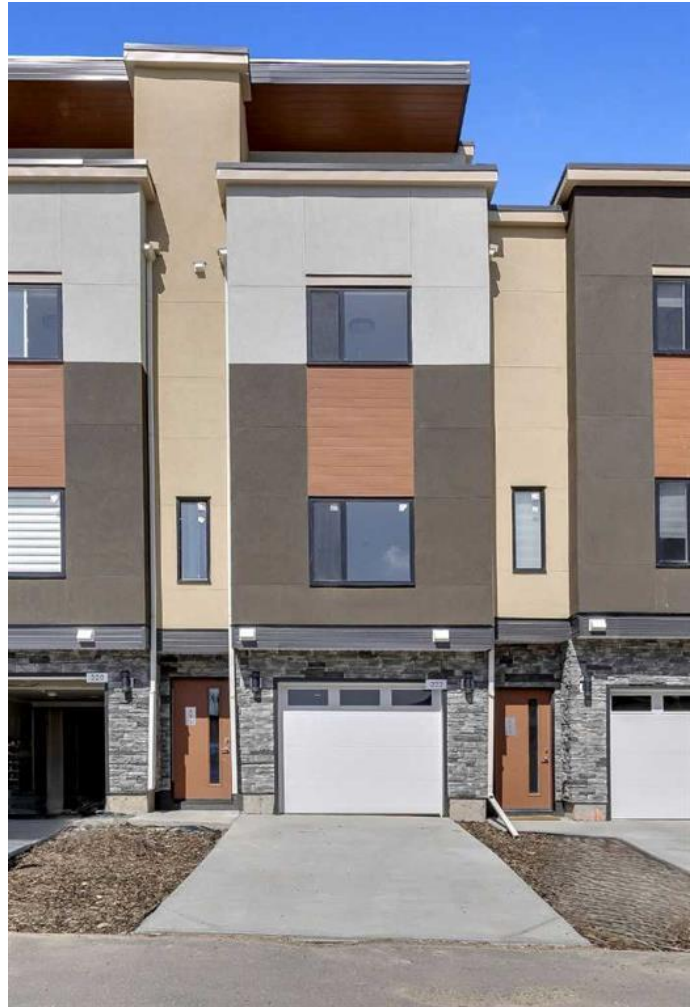
Residential on 0.00 Acres

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          | \$549,000     |
| 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

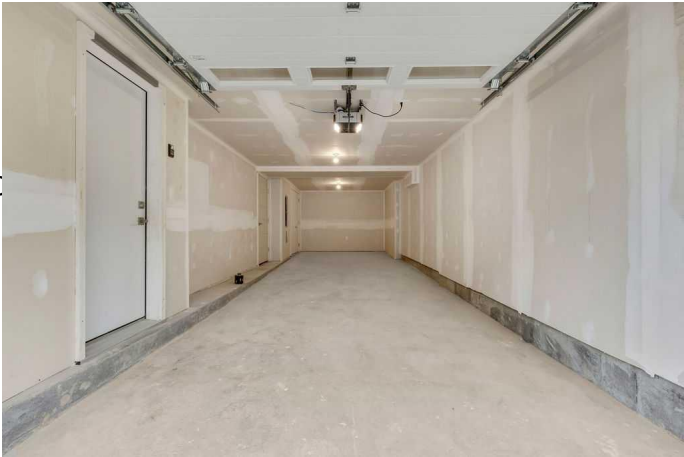
|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Other, Snow Removal                      |
| Parking Spaces | 3                                        |
| Parking        | Double Garage Attached, Driveway, Tandem |
| # of Garages   | 2                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Double Vanity                                                                   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop, Trash Compactor |
| 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, Stucco |
| Foundation        | Poured Concrete                |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 39              |
| Zoning         | M-1 d100        |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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