

\$789,900 - 188 Sage Hill Heights Nw, Calgary

MLS® #A2243175

\$789,900

3 Bedroom, 3.00 Bathroom, 2,214 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Discover the final newly constructed detached home available in Sage Hill Crest, NW Calgary. Positioned on a premium corner lot, this residence features a sunny walkout basement and is equipped with rough-ins for a potential future development (subject to City of Calgary approval). Large windows and an elevated location offer abundant natural light throughout. The open-concept main floor includes a modern kitchen, electric fireplace, and a dedicated office space. The upper level features a central bonus room with architectural detailing, separating the primary bedroom from two secondary bedrooms. This home is conveniently located within a 5-minute walk of T&T Supermarket, Walmart, and a variety of retail shops and restaurants. Nearby amenities also include walking paths and a proposed City of Calgary transit hub and library down the road. Live in a vibrant, established community that's almost completely developed!

Built in 2025

Essential Information

MLS® #	A2243175
Price	\$789,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,214
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	188 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A5

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	55
Zoning	R-G

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

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