

# \$639,900 - 60 Sage Hill Point Nw, Calgary

MLS® #A2265466

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,556 sqft  
Residential on 0.11 Acres

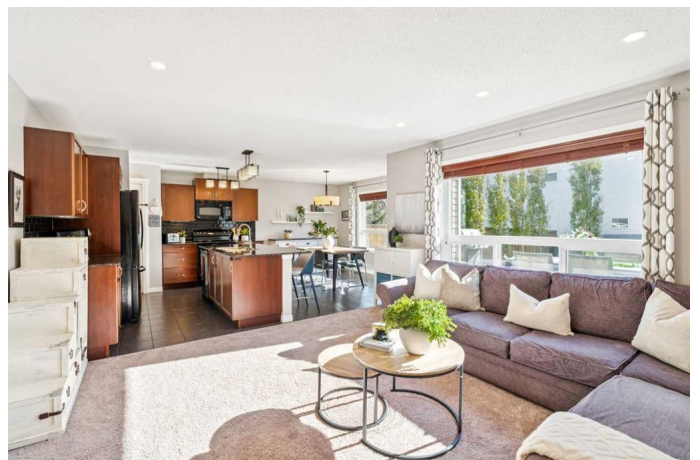
Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained HALF DUPLEX located on a quiet CUL-DE-SAC in the sought-after community of Sage Hill. With a DOUBLE ATTACHED GARAGE and a BRAND NEW ROOF, VINYL SIDING, and soon-to-be-replaced eavestroughs, this home offers both peace of mind and exceptional curb appeal.

Step inside to an inviting main floor featuring a functional layout and a well-appointed kitchen with GRANITE COUNTERTOPS and a PANTRY, ideal for home chefs. The OPEN-CONCEPT design seamlessly connects the kitchen, dining, and living areas, creating the perfect space for everyday living and entertaining.

Upstairs, youâ€™ll find three spacious bedrooms that all have WALK-IN CLOSETS, including the primary bedroom complete with a CEILING FAN, 4-piece ENSUITE with a SOAKING TUB and STAND ALONE SHOWER. The convenient UPPER-FLOOR LAUNDRY makes chores a breeze, while the main 4-piece guest bathroom features stylish QUARTZ COUNTERTOPS.

The FULLY FINISHED BASEMENT offers a versatile REC ROOM, perfect for movie nights, a home gym, or play area. Thereâ€™s also a BATHROOM ROUGH-IN where the storage shelves are located, along with BASEBOARD HEATING to keep the lower level cozy year-round.



Enjoy the outdoors in your HUGE, SOUTH-FACING, PIE-SHAPED BACKYARD—a true retreat with lots of TREES, a PRIVACY SCREEN, OUTDOOR SHED, and PLAY SET, offering plenty of space for kids, pets, and gatherings.

Additional features include AIR CONDITIONING and a NEW HOT WATER TANK (2023) for year-round comfort and efficiency.

Ideally located near pathways, parks, and shopping amenities, this Sage Hill gem is the perfect blend of comfort, function, and family living.

Built in 2009

### **Essential Information**

MLS® #	A2265466
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	60 Sage Hill Point Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3R 0H4

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Baseboard, Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features None  
Lot Description Cul-De-Sac, Pie Shaped Lot, Treed  
Roof Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 22nd, 2025  
Days on Market 8  
Zoning R-2M

### Listing Details

Listing Office eXp Realty

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