

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

MLS® #A2233487

**\$549,000**

4 Bedroom, 5.00 Bathroom, 1,812 sqft

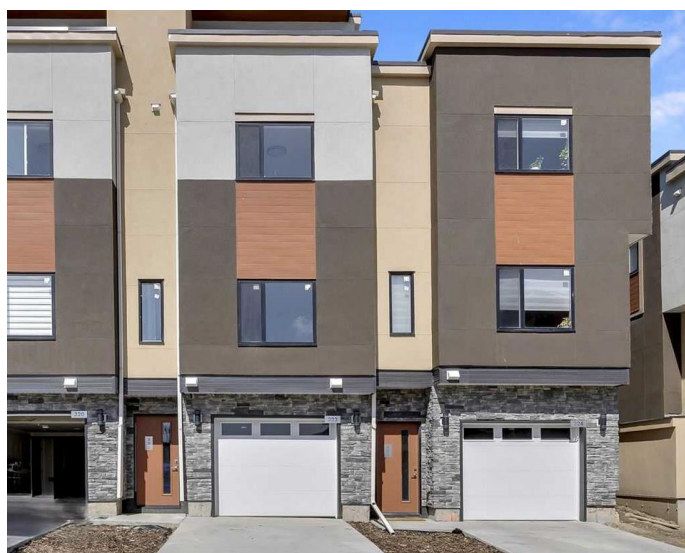
Residential on 0.00 Acres

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

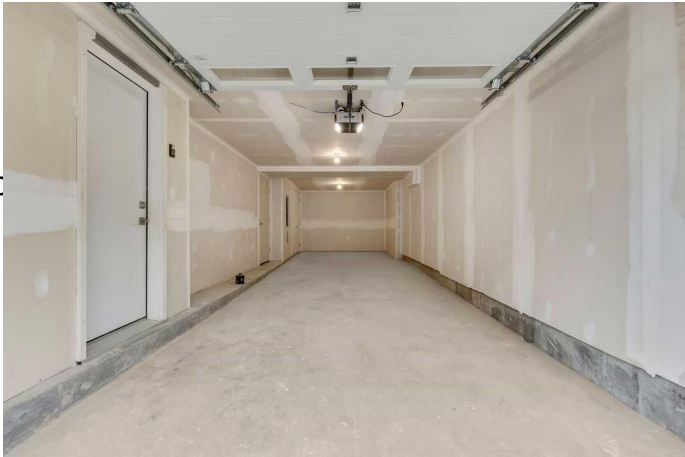
Amenities	Other, Snow Removal
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

### 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	36
Zoning	M-1 d100

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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