

# \$469,900 - 45 Sage Hill Common Nw, Calgary

MLS® #A2259578

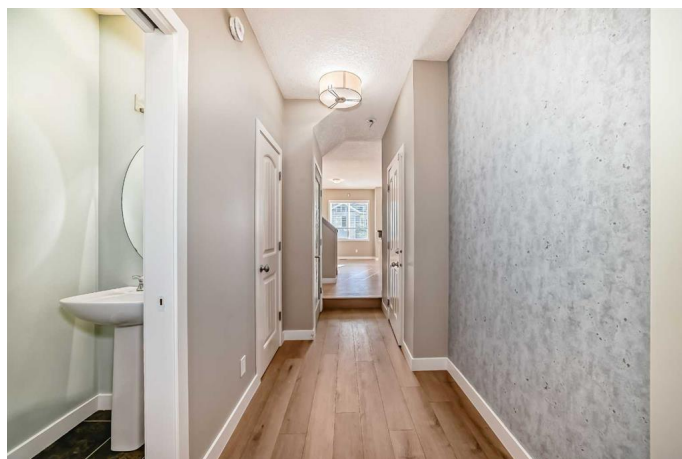
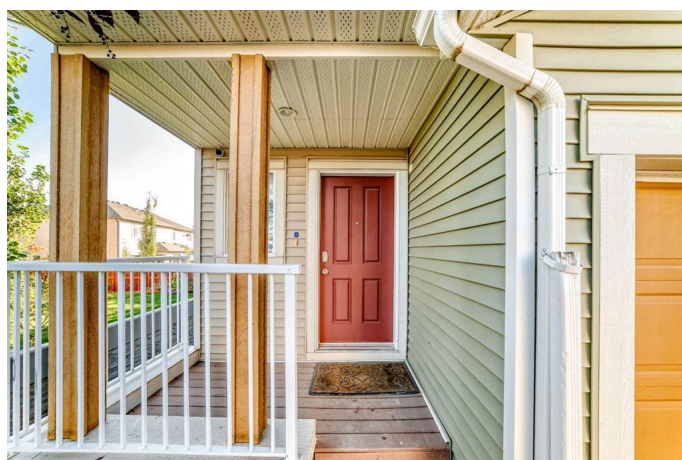
**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Charming Corner Unit Townhouse with Exceptional Convenience and Natural Escapes in Quiet Community. Step into comfort in this beautifully appointed, freshly painted 3-bedroom, 2.5-bathroom townhouse, offering over 1,545 sq ft of versatile living space with a Walk-Out Basement. Featuring a meticulously developed full basement, an attached garage, and situated in a prime location, this home is designed for effortless living. This townhouse is just a stone's throw away from essential amenities, including grocery stores, cozy pubs, charming coffee shops, and medical clinics located in nearby shopping complexes, such as the Walmart Super Centre and T&T. The entrance to the community's extensive path system is just a short walk away, perfect for relaxing nature walks, energizing morning jogs, or peaceful evening strolls. Interiors: The main floor features sunlit spaces with an open layout, where the kitchen truly shines. The layout flows seamlessly into the dining nook and inviting living room—ideal for both relaxation and entertaining. Ascend to the upper level where convenience meets comfort. This floor houses three cozy bedrooms and includes two full bathrooms. The master suite features a walk-in closet and an ensuite bathroom. The upper level also features a conveniently placed laundry room. Hardwood flooring extends throughout the living room, featuring a gas fireplace, enhancing both the home's warmth and style. The townhouse also



features a single attached garage and a full-length driveway suitable for a second vehicle. Brand New Tankless Hot Water Heater. Whether youâ€™re a first-time home buyer or are looking to downsize, this property blends lifestyle, comfort, and convenience seamlessly. Ready to make your move? This home is prepared to deliver.

Built in 2010

**Essential Information**

MLS® #	A2259578
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.04
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	45 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J6

**Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2025
Days on Market	1
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Seller Direct Real Estate
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