

# \$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

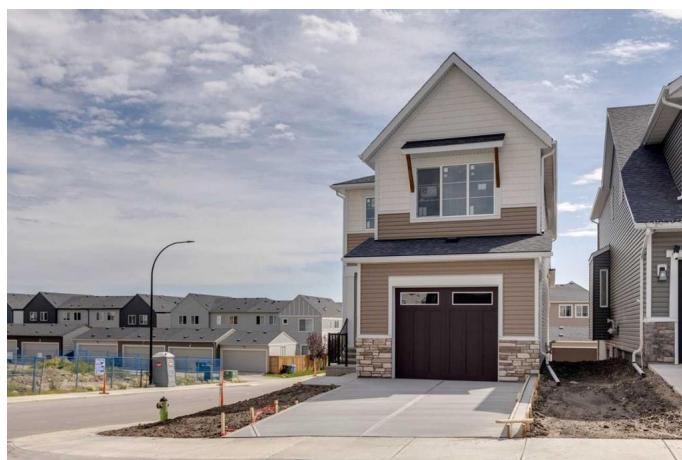
Sage Hill, Calgary, Alberta

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	49
Zoning	R-G

**Listing Details**

Listing Office	Bode Platform Inc.
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