# \$520,000 - 322 Sage Hill Circle Nw, Calgary

MLS® #A2248168

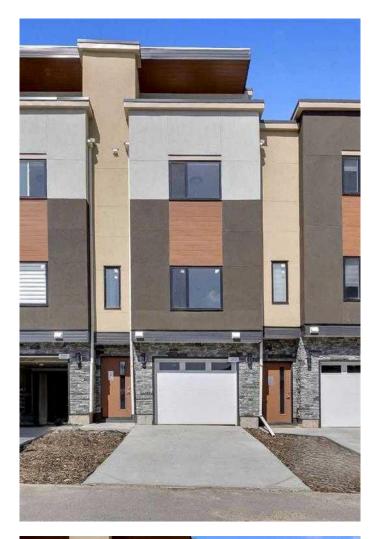
## \$520,000

4 Bedroom, 5.00 Bathroom, 1,812 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Price is without GST. 4-levels, 4-bedrooms, 4.5-bathrooms. This townhome offers 1,812 sq. ft. of bright, contemporary living, providing ample space for everyone to spread out. Perfect for large families, home-office setups, or frequent guests, this home offers privacy on every level.

A full-length driveway and tandem 2-car garage mean parking is never a problem. Step inside to 9' ceilings, east-west windows, and a main floor that flows effortlessly from the open living room into the sleek modern kitchen and spacious dining area. The kitchen is a showstopper with 42― upper cabinets, stainless steel appliances, and a 10-foot island with a breakfast bar â€" ideal for entertaining. The third floor is your retreat, with a private master suite featuring its own balcony, walk-through closet, and 4-piece ensuite. A second bedroom, full bath, and laundry are also on this level. Upstairs on the fourth floor, two more bedrooms each have their own en-suites, including one with a private terrace and walk-in closet, a dream setup for older kids, extended family, or a work-from-home studio. Enjoy maintenance-free living with a durable, non-combustible exterior finished in acrylic stucco, steel siding, and stone. High-quality interiors feature LVP flooring, carpet, and thoughtful upgrades throughout. Move-in ready â€" book your private showing today and discover a home that truly grows with you. PLEASE BOOK YOUR PRIVATE **SHOWING** 





### **Essential Information**

MLS®# A2248168 Price \$520,000

Bedrooms 4

Bathrooms 5.00

Full Baths Half Baths 1

Square Footage

1,812 Acres 0.00 Year Built 2025

Type Residential

Row/Townhouse Sub-Type

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 Park, Snow Removal, Trash

**Parking Spaces** 

Parking Double Garage Attached, Driveway, Tandem

2 # of Garages

#### Interior

Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Interior Features

Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Electric

Basement None

**Exterior** 

Exterior Features Balcony, Other

Lot Description Other

Roof Asphalt Shingle

Construction Other, Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed August 13th, 2025

Days on Market 65

Zoning M-1 d100

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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