

\$425,000 - 225 Sage Hill Cir, Calgary

MLS® #A2260591

\$425,000

2 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover modern living at Sage Hill Garden. This brand-new townhome offers two spacious primary bedrooms with private ensuites – the perfect setup for young professionals, couples, or co-owners who want privacy without compromise. Downsizers will also love the low-maintenance lifestyle paired with the comfort of a private bathroom for guests. At 1,374 sq. ft., the open-concept design maximizes space, with stairs, closets, and utilities tucked neatly away. The result? An impressively large living area that flows seamlessly from the dining space to the modern kitchen and out onto a private balcony – perfect for entertaining or unwinding after work. The kitchen features ceiling-height cabinetry, stainless steel appliances, and a large island with breakfast bar, designed for both style and practicality. Upstairs, both bedrooms are true retreats, each with a full ensuite, and one with its own private balcony. Laundry is also conveniently located on this floor. A single attached garage provides secure winter parking and storage for bikes, golf clubs, or seasonal gear. Durable, non-combustible exterior materials – including acrylic stucco, steel siding, and stone – mean less maintenance and more peace of mind. Buyers still have the opportunity to customize finishes like countertops, LVP flooring, and carpet to suit their personal style.

With its smart design, low condo fees, and unbeatable location near shopping, transit,



and Stoney Trail, this home is the perfect step up from condo living, an ideal shared-purchase opportunity, or a lock-and-leave downsizer option. Please inquire about additional 3 or 4-bedroom floorplans with quick possession also available, MLS#2248168. Please note that the price is without GST.

Built in 2025

Essential Information

MLS® #	A2260591
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	225 Sage Hill Cir
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3r 1V2

Amenities

Amenities	Laundry, Park, Playground, Trash, Visitor Parking
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	Other
Basement	None

Exterior

Exterior Features	Balcony, Barbecue, Lighting, Other
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	32
Zoning	M-1 d100

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.