

# \$505,000 - 404, 85 Sage Hill Heights Nw, Calgary

MLS® #A2262413

## \$505,000

4 Bedroom, 3.00 Bathroom, 1,416 sqft  
Residential on 0.03 Acres

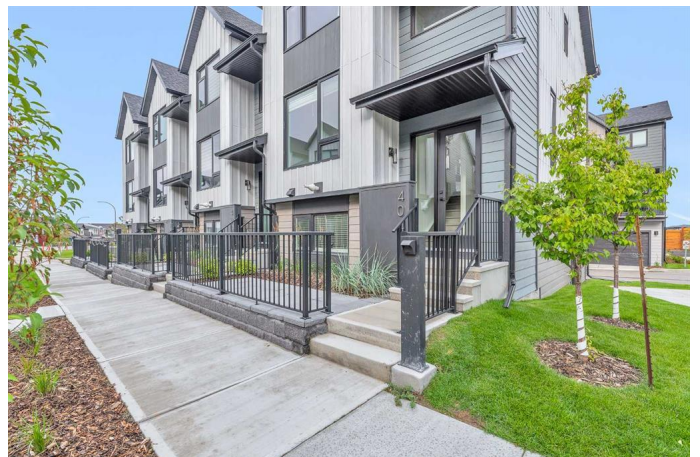
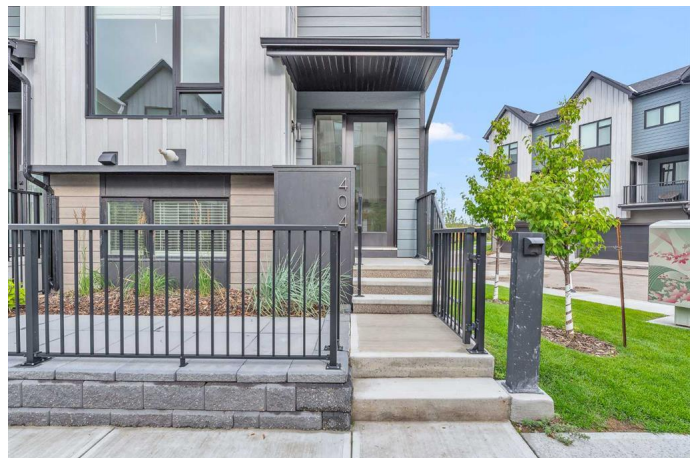
Sage Hill, Calgary, Alberta

\*| 4-Bed | 2.5 Bath | LOADED WITH UPGRADES | End unit!! | ALMOST BRAND NEW\*\* Location, location, location, welcome to this amazingly designed Double ATTACHED GARAG home at Sage Hill. The main level, heigh ceilings and the open layout welcomes you to spacious living room & dining area with access to PRIVATE BALCONY for unobstructed space that invites natural light into the space throughout the day. The functional kitchen boasts a generous size, cabinets to ceiling, quartz countertops, stainless steel appliances, and designer features. This level also has a 2PC bathroom. The upper level has a roomy master bedroom with 4PC En-suite. Two additional spacious bedrooms, and a well-appointed main bath, ensuring comfort and convenience. This unit comes with ATTACHED DOUBLE GARAGE including storage accommodate large vehicle. This Townhome is well managed with low condo fees and lots of visitor parking. Close to all amenities, shopping, transit friendly, easy access to Stoney Trail, Shaganappi Trail & Nose Hill Park. Donâ€™t let this slip away, call to book a showing.

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2262413  |
| Price  | \$505,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,416         |
| Acres          | 0.03          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 404, 85 Sage Hill Heights Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 2E5                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 5th, 2025

Days on Market        32

Zoning                 MC-2

### **Listing Details**

Listing Office         CIR Realty

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