

# \$556,800 - 404, 85 Sage Hill Heights Nw, Calgary

MLS® #A2262413

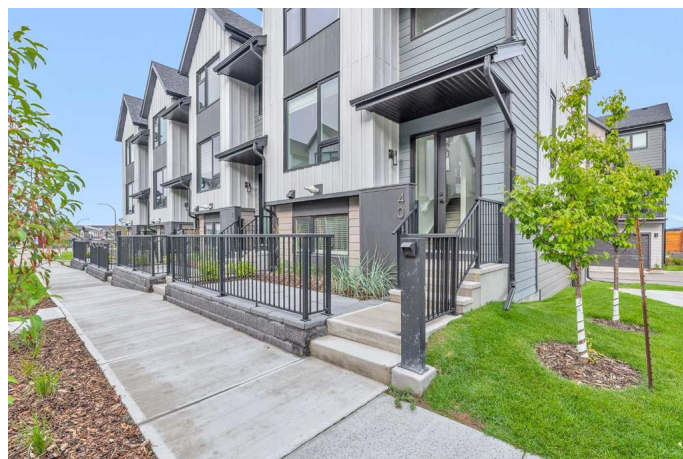
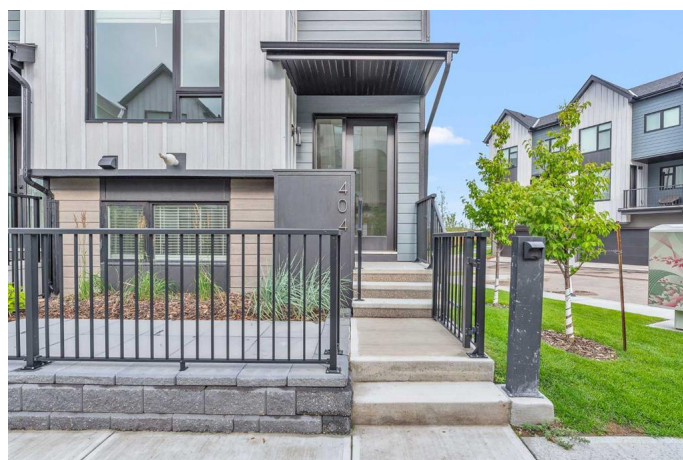
**\$556,800**

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 & dinning 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 \$556,800

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	Finished, 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            2  
Zoning                      MC-2

**Listing Details**

Listing Office              CIR Realty

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