



**231 Sage Hill Circle NW
Calgary, Alberta**

MLS # A2293166



\$499,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Sage Hill Garden, a beautiful townhouse project in one of the most convenient locations in northwest Calgary. This stunning end-unit townhouse offers two storeys plus a fully finished basement, featuring 4 bedrooms and 3.5 bathrooms. South-facing oversized windows fill the home with natural light throughout every level. Thoughtfully designed with both style and comfort in mind, this home showcases elegant wood paneling on the TV feature wall and a beautifully finished accent wall in the living room. The kitchen is finished with quartz countertops and stylish two-tone cabinetry, creating a modern and functional space for everyday living. The fully finished basement adds exceptional versatility, complete with an additional bedroom, a spacious living area with a wet bar, and a full bathroom—perfect for extended family, guests, or extra entertainment space. Ideal for families seeking both convenience and a luxurious lifestyle, this home is within walking distance to Walmart, T&T Supermarket, and Creekside Shopping Centre, and just 5 minutes from Costco. Located in one of the core hub areas of northwest Calgary, this property offers outstanding access to shopping, dining, and everyday amenities.