



**27 Sage Hill Common NW
Calgary, Alberta**

MLS # A2306530



\$449,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully updated, ready to settle in, CORNER Townhome located in the highly sought-after Sage Hill community. Thoughtfully designed with comfort and functionality in mind, this home features a bright open-concept living and dining area, complemented by a contemporary kitchen with stainless steel appliances—perfect for both everyday living and entertaining. The home offers 3 SPACIOUS BEDROOMS and 3.5 BATHROOMS, along with a FULLY FINISHED BASEMENT featuring an OPEN RECREATIONAL ROOM that provides additional versatile living space for families or guests. BACKING onto a LARGE GREEN SPACE, the property offers added functionality and a perfect setting for relaxation or outdoor gatherings. A front SINGLE ATTACHED GARAGE adds convenience, while the location places you close to shopping, parks, and public transit. Significant upgrades enhance both style and efficiency throughout the home. The kitchen and bathroom countertops have been renovated, along with a new kitchen backsplash, sink, and faucet. On the upper level, both bathroom sinks, faucets, shower, and flooring have been updated. Nearly all appliances, except the stove, were replaced between 2024 and 2025. The upper level and staircase feature new carpet, and the entire home, including the basement, has been freshly painted. Cabinets in both the kitchen and bathrooms have been refinished with new handles, modern black light switches have been installed throughout, and lighting has been updated in the living room, dining area, above the kitchen island, and in two upper bedrooms. This turnkey property offers a perfect blend of style, comfort, and value—ideal for first-time buyers or growing families. Don't miss this opportunity.