



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

MLS # A2318209



\$439,900

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, City Lot, Corner Lot, Few Trees, Landscaped, Level		

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:	Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Don't miss this incredible opportunity to own a beautifully updated, move-in-ready corner townhome in the highly desirable community of Sage Hill. Offering exceptional value, this well-maintained home features a bright open-concept layout with a spacious living and dining area, complemented by a modern kitchen with stainless steel appliances—perfect for both everyday living and entertaining. The upper level boasts three spacious bedrooms and two full bathrooms, while the fully finished basement adds even more functional living space with a large recreation room and an additional full bathroom. Backing onto a large green space, the property provides a peaceful setting for relaxation, family activities, and outdoor enjoyment. Extensive recent upgrades mean you can move in with confidence. The kitchen and bathroom countertops have been updated, along with a new kitchen backsplash, sink, and faucet. Upstairs bathrooms feature updated sinks, faucets, shower fixtures, and flooring. Nearly all appliances, excluding the stove, were replaced between 2024 and 2025. New carpet has been installed on the upper level and staircase, and the entire home, including the basement, has been freshly painted. Kitchen and bathroom cabinets have been refinished with new hardware, modern black light switches have been installed throughout, and lighting fixtures have been upgraded in key living areas and bedrooms. The single attached garage adds convenience, while the prime location puts you close to shopping, restaurants, parks, schools, walking paths, and public transit. The sellers are motivated and have priced this home to sell. This is an excellent opportunity for first-time buyers, growing families, or investors looking for a turnkey property in one of Calgary's most sought-after communities. Book your showing today—opportunities like this don't last long