

# \$549,900 - 255 Sage Hill Rise, Calgary

MLS® #A2215968

## \$549,900

3 Bedroom, 4.00 Bathroom, 1,591 sqft  
Residential on 0.41 Acres

Sage Hill, Calgary, Alberta

Excellent opportunity to own your own affordable, yet luxurious, townhome in the heart of Sage Hill! Thoughtfully designed with quality craftsmanship and strong finishes, this vibrant new complex invites you to experience homeownership at its finest. Picture yourself in this beautiful property, where so many details have been carefully considered. From the tasteful stucco + stone exteriors, to the expansive black-clad windows, the aesthetic is sophisticated and inviting. Once inside, youâ€™ll find 9-foot ceilings on every level, flooding the space with natural light and creating an open, airy feel. On the ground floor, a cleverly placed utility room and a single-car garage, with separate entrance, help maximize functionality and flexibility. The main floor is truly where life happens - with an open concept living and dining area flowing seamlessly into a Chefâ€™s kitchen with a walk-in pantry and nearby, stylish, half bath. Upstairs, discover two spacious bedrooms, each with its own ensuite bath. The Primary suite is a welcome retreat, complete with double sinks and a custom standing shower. This home is more than just beautiful; itâ€™s built for comfort and style. Upgrades include pot lights, sleek black hardware, comfort-height vanities, and 3.5 baths. Set on a sprawling 16-acre site, this section of Sage Hill offers convenience at your doorstep; with 100,000 square feet of commercial plaza space, a 24,000-square-foot medical center, and easy access to Walmart and other



shopping. Everything you need is within walking distance! The perfect blend of style, convenience, and affordability is waiting for you. Phase 2 offers 28 townhomes currently available, featuring multiple units with different floor plans. More options are still available, so bring your favorite agent for your own, personal, viewing!

Built in 2024

**Essential Information**

MLS® #	A2215968
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,591
Acres	0.41
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	255 Sage Hill Rise
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1C8

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Level, Low Maintenance Landscape, See Remarks
Roof	Flat
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Zoning	R2-M

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.