

# \$520,000 - 322 Sage Hill Circle Nw, Calgary

MLS® #A2248168

**\$520,000**

4 Bedroom, 5.00 Bathroom, 1,812 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Price is without GST. 4-levels, 4-bedrooms, 4.5-bathrooms. This townhome offers 1,812 sq. ft. of bright, contemporary living, providing ample space for everyone to spread out. Perfect for large families, home-office setups, or frequent guests, this home offers privacy on every level.

A full-length driveway and tandem 2-car garage mean parking is never a problem. Step inside to 9'™ ceilings, east-west windows, and a main floor that flows effortlessly from the open living room into the sleek modern kitchen and spacious dining area. The kitchen is a showstopper with 42" upper cabinets, stainless steel appliances, and a 10-foot island with a breakfast bar – ideal for entertaining.

The third floor is your retreat, with a private master suite featuring its own balcony, walk-through closet, and 4-piece ensuite. A second bedroom, full bath, and laundry are also on this level. Upstairs on the fourth floor, two more bedrooms each have their own en-suites, including one with a private terrace and walk-in closet, a dream setup for older kids, extended family, or a work-from-home studio. Enjoy maintenance-free living with a durable, non-combustible exterior finished in acrylic stucco, steel siding, and stone.

High-quality interiors feature LVP flooring, carpet, and thoughtful upgrades throughout. Move-in ready – book your private showing today and discover a home that truly grows with you. PLEASE BOOK YOUR PRIVATE SHOWING



Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248168      |
| Price          | \$520,000     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,812         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 322 Sage Hill Circle Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 1J1                 |

Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Park, Snow Removal, Trash                |
| Parking Spaces | 3                                        |
| Parking        | Double Garage Attached, Driveway, Tandem |
| # of Garages   | 2                                        |

Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings                    |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |

|                 |          |
|-----------------|----------|
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Basement        | None     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony, Other  |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Other, Stucco   |
| Foundation        | Poured Concrete |



## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 86                |
| Zoning         | M-1 d100          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.