

# \$549,900 - 105, 85 Sage Hill Heights Nw, Calgary

MLS® #A2195061

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,516 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.

Built in 2025

## Essential Information

MLS® #	A2195061
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2025



Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	105, 85 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E5

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Rear Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Washer/Dryer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
# of Stories	3
Basement	None

### Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	February 17th, 2025
Days on Market	96

Zoning	MC-2
<b>Listing Details</b>	
Listing Office	RE/MAX Real Estate (Central)



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.