

# \$559,900 - 51 Sage Meadows Circle Nw, Calgary

MLS® #A2211471

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

**\*\*BELIEVE IT OR NOT!!\*\*AMAZING VALUE AND PRICE\*\*INDOOR PARKING FOR TWO CARS - SIDE BY SIDE DOUBLE CAR GARAGE\*\*** This trendy 3-story townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! Away from the crazy busy & nosier Sage Hill transportation corridor with quick and Easy building access via Symons Valley Road. The ground floor displays a sizeable main entrance with a den/office, storage, and fast access to your garage. The spacious upper main living area includes high 9' ceilings, beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops/an upgraded kitchen backsplash/ceiling high cabinets/a central island with a flush eating bar & an upgraded stainless steel appliances. A sizeable outdoor balcony is off the family-approved dining room and offers a covered BBQ area with a gas line. The upper floor features 3 good-sized bedrooms, 2 full bathrooms, and a laundry area with a side-by-side washer and dryer. **BONUS:** The primary bedroom layout features 14' soaring vaulted ceilings, a private 5-piece ensuite & big walk-in closet. This trendy townhome with a modern dÃ©cor palette has everything you need with a functional yet stylish layout. A quick MAY 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!



Built in 2019

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211471      |
| Price          | \$559,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,800         |
| Acres          | 0.02          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 51 Sage Meadows Circle Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 1K2                   |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Trash, Visitor Parking  |
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated, Side By Side |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas  |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 3    |
| Basement     | None |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Courtyard, Lighting                   |
| Lot Description   | Street Lighting, Yard Lights          |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 22               |
| Zoning         | M-1              |
| HOA Fees       | 150              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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