

# \$599,000 - 205 Sage Hill Rise Nw, Calgary

MLS® #A2226421

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,771 sqft

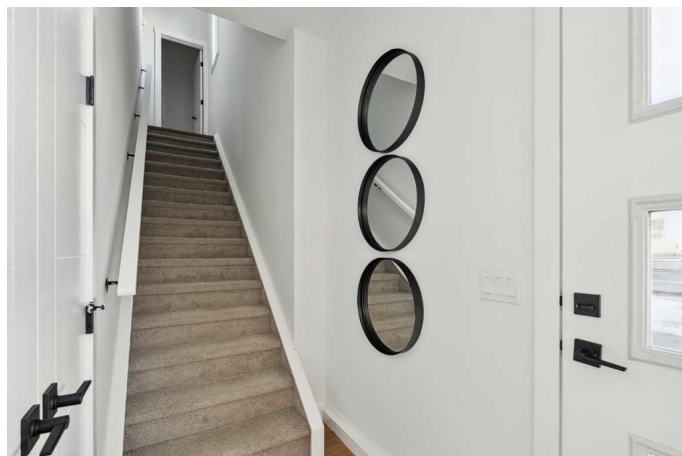
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Experience elevated luxury in your very own townhome with a full-sized rooftop patio, the first of its kind in Northwest Calgary. Every unit offers 9-foot ceilings on each level and east to west exposure that fills the space with natural light all day long. The main floor features a bedroom with a private 4-piece ensuite, a separate entrance for added flexibility, and a single attached garage with bonus storage.

The open-concept second floor includes luxury vinyl plank flooring, quartz countertops, full-size stainless steel appliances, a large island for entertaining, and a true walk-in pantry with plenty of shelving. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom so you never have to share again. A versatile den offers extra storage or can be used as an office, reading nook, or hobby space.

The cherry on top is your own private rooftop patio that spans the entire footprint of the unit. It doubles as a low-maintenance yard and is perfect for entertaining, relaxing, or soaking in the views. Multiple units and price points are available. Reach out today to see what's available! \*Photos are of showhome and may not depict exact finishings of current unit, reach out to see what finishings are available.\*  
OPEN HOUSE Saturday May 31 & June 1 1-3 Pm at SHOWHOME Address 349 Sage Hill Rise



Built in 2025

**Essential Information**

MLS® #	A2226421
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	205 Sage Hill Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1C3

**Amenities**

Amenities	Other, Snow Removal
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Other  
Lot Description        See Remarks  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 30th, 2025  
Days on Market        9  
Zoning                    R2M

**Listing Details**

Listing Office            Real Broker

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