

# \$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 | 61                |
| Zoning         | M-1 d100          |

## Listing Details

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

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