

# \$455,900 - 23 Sage Hill Common Nw, Calgary

MLS® #A2201790

**\$455,900**

3 Bedroom, 3.00 Bathroom, 1,209 sqft  
Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

This updated townhome boasts 3 bedrooms and 2.5 baths, featuring new granite countertops, new cabinets, and new carpets, new paint. The ensuite primary bedroom includes a large walk-in closet and a full 4-piece bath. The kitchen offers plenty of space with a mosaic glass tile backsplash, and 9-ft ceilings and large windows fill the home with natural light.

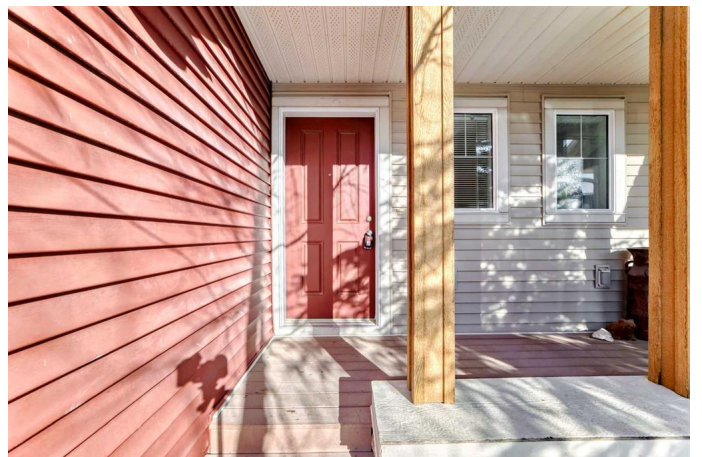
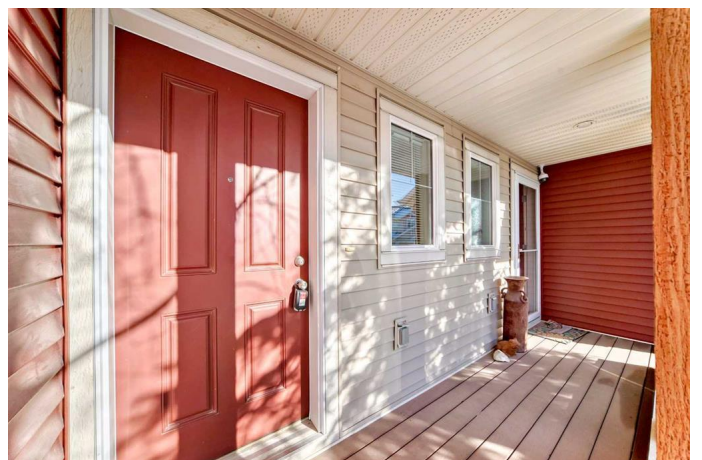
Enjoy the upper deck with French door access, overlooking a green belt. The bright walk-out basement leads to a stamped concrete patio. Oversized single insulated garage (20 x 11) and driveway for 1 vehicle. Condo fees are only \$363/month.

Pets are allowed (with board approval), and the basement is ready for future development or a home gym. Garage shelf included. A well-loved home in excellent condition—schedule your showing today!

Built in 2010

## Essential Information

MLS® #	A2201790
Price	\$455,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,209
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J6

### **Amenities**

Amenities	Parking, Trash
Parking Spaces	2
Parking	Additional Parking, Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	MON

### **Listing Details**

Listing Office           MaxWell Capital Realty

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