

# \$589,900 - 245 Sage Hill Rise Nw, Calgary

MLS® #A2221585

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to 245 Belgard Townhouse, a brand-new, 3-bedroom townhome in the sought-after community of Sage Hill. This modern unit features an open-concept layout, a chef's kitchen with quartz countertops, spacious dining and living areas, and a private balcony. Upstairs includes 3 bedrooms and 2 full bathrooms. The ground-level entry provides access to a single attached garage and flexible den space—ideal for a home office or mudroom. Enjoy quick access to Costco, T&T Supermarket, Walmart, and the many walking trails and parks that make NW Calgary a top choice for families and investors alike.

Built in 2025

## Essential Information

MLS® #	A2221585
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,867
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey



Status	Active
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## Community Information

Address	245 Sage Hill Rise Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E7

## Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Flat, Vinyl
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	53
Zoning	R2M

## Listing Details

Listing Office	Grand Realty
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