

# \$599,999 - 541 Sage Hill Road Nw, Calgary

MLS® #A2234060

**\$599,999**

4 Bedroom, 4.00 Bathroom, 1,351 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

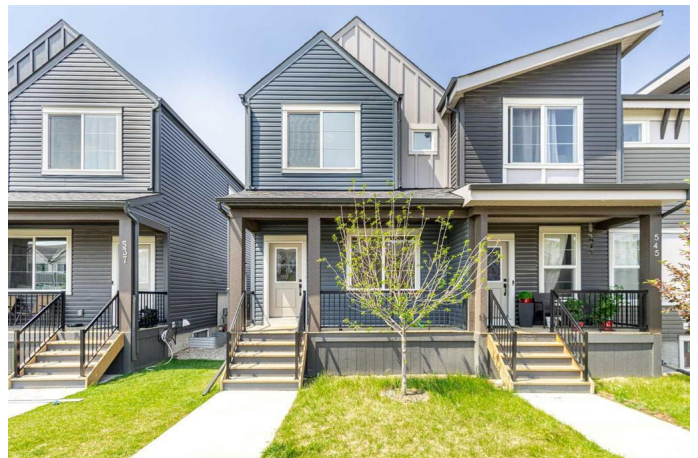
Don't miss this opportunity to own a beautiful modern townhome in one of NW Calgary's most desirable neighborhoods – now for sale and with NO condo fees!

This well-designed home features a spacious front porch and an open-concept main floor with a bright front great room, a cozy dining area, and a large kitchen complete with corner pantry, stainless steel appliances, and a central island with eating ledge – perfect for family meals or entertaining.

Upstairs, the primary suite offers vaulted ceilings, a private ensuite with dual sinks, and a convenient laundry area. Two additional bedrooms provide plenty of space and storage for family or guests.

The bright basement includes high ceilings, oversized windows, a recreation room, one spacious bedroom, and a 4-piece bathroom. A side door provides private entrance to basement.

The property also includes a detached double garage and a smart layout ideal for growing families or investment-minded buyers. Enjoy the convenience of being just a 10-minute walk to shops, restaurants, green spaces, and a playground. You're within walking distance to Walmart, Dollarama, and several popular food chains, with schools and parks close by. The Rocky Mountains are also less than an hour away, offering year-round outdoor adventures. Book your private showing today, explore the 3D tour and floor plan!



Built in 2022

## Essential Information

MLS® #	A2234060
Price	\$599,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,351
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	541 Sage Hill Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	21
Zoning	R-Gm

### **Listing Details**

Listing Office	Top Producer Realty and Property Management
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