

# \$569,990 - 541 Sage Hill Road Nw, Calgary

MLS® #A2234060

**\$569,990**

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!

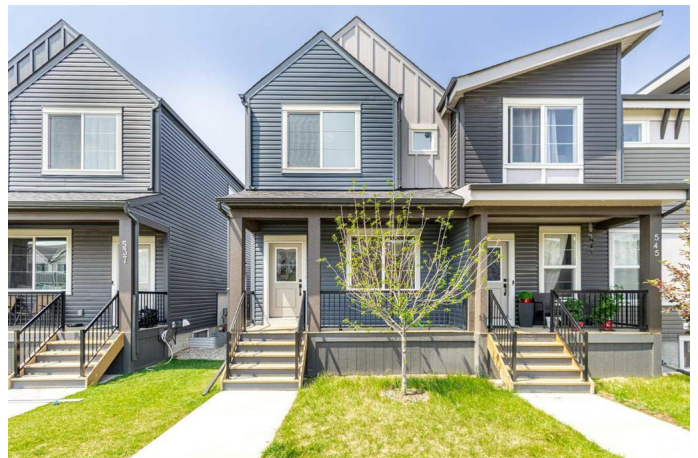
This well-designed home features a spacious front porch and an open-concept main floor with a bright front great room, a cozy dining area, and a large kitchen complete with corner pantry, stainless steel appliances, and a central island with eating ledge – perfect for family meals or entertaining.

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! \*\*See agent remarks for details on



available incentives.\*\*

Built in 2023

**Essential Information**

MLS® #	A2234060
Price	\$569,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,351
Acres	0.06
Year Built	2023
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	Private Entrance, Private Yard, Courtyard
Lot Description	Back Lane, Back Yard, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	64
Zoning	R-Gm

## Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.