221, 265 Sage Hill Rise NW
Calgary, Alberta

MLS # A2203125

$549,900

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,769 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.02 Acre
Lot Feat:	Back Lane

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 200
Basement:	None	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R2M
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to Sage Hill, where modern living meets timeless design. This is your chance to own a stunning, high-end townhome in one of Calgary’s most vibrant neighbourhoods. From the striking stucco and stone exteriors to the bold black-clad windows, this home makes a statement. Inside, enjoy 9-foot ceilings, an open-concept living area, and a chef-inspired kitchen with a walk-in pantry. The spacious ground floor features a bedroom, full bath, and single-car garage with a separate entrance for added flexibility. Upstairs, you'll find two generous bedrooms, each with its own ensuite, including the master suite with double sinks and a custom standing shower. Plus, there's a versatile den/room—a perfect space for a home office, extra bedroom, or creative studio.   With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shops—including Walmart—just minutes away, convenience is at your doorstep. This is affordable luxury with unmatched style and convenience. Welcome home to Sage Hill!   ***Please note that the photos are from a different unit, and the actual unit may vary slightly. We recommend scheduling a showing to view the unit in person.