

# \$469,900 - 67 Sage Hill Common Nw, Calgary

MLS® #A2231099

## \$469,900

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Nestled in the popular community of Sage Hill, this well maintained 4 bedroom, 2.5 bathroom townhome boasts over 1700 sq ft of developed space. This particular unit is one of the rare units that back onto the ravine. As you enter the space you will find the 4th bedroom on the main level(no closet)move up to the 2nd floor and you will find a spacious open floor plan with the kitchen being the focal point and making this a great place to entertain! There is a large kitchen island, loads of cabinet space and new stainless appliances. The large living room and den are flanked with west facing windows and patio door both facing the west ravine. The dining area is located on the east side of the living area and is also flanked with windows, there you will find access to the second deck/balcony. On the upper level you have 3 good sized bedrooms, the master ensuite features a walk-in closet, large soaker tub, stand up shower and large vanity. The stackable washer and Dryer is also located on the upper level making it ideal for a family. This home is bright and airy with loads of windows and natural light. Other features to note in this property are the oversized garage, new paint, and new appliances. You will also relish in the great walking paths, green space and all the amenities that this community have to offer. Call to book your showing today!

Built in 2010

## Essential Information



MLS® #	A2231099
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	67 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J6

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial, Partially Finished

### Exterior

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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