

# \$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

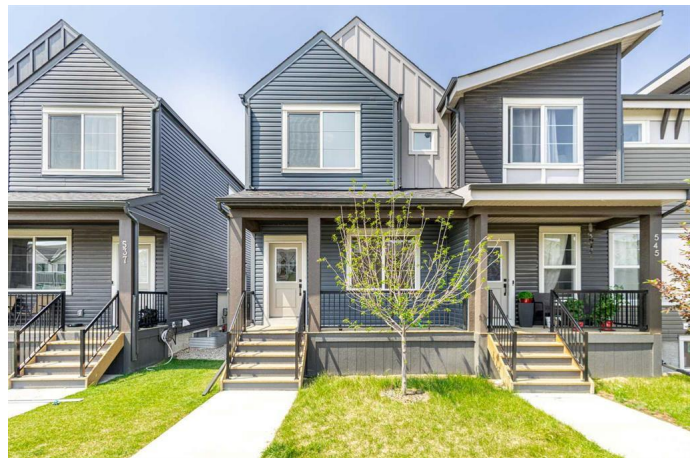
Don't miss this opportunity to own a beautiful modern townhome in one of NW Calgary's most desirable neighborhoods – now for sale and with NO condo fees!

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        53  
Zoning                    R-Gm

**Listing Details**

Listing Office            Top Producer Realty and Property Management

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