

# \$424,500 - 22 Sage Hill Common Nw, Calgary

MLS® #A2244293

## \$424,500

3 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

This fantastic end-unit townhome offers a bright and spacious layout with a professionally finished basement featuring large windows, a comfortable living area, and ample storage space. Notable upgrades include granite countertops, 9-foot ceilings on the main floor, a new high-efficiency furnace, and a tankless water heater.

Upstairs, you'll find a generously sized primary bedroom with a walk-in closet and a 4-piece en-suite. Two additional well-proportioned bedrooms, a 3-piece main bathroom, and convenient upstairs laundry complete the upper level.

Additional features include a single attached garage and a prime location close to shopping, transit, and all essential amenities.

Move-in ready and easy to show – don't miss this great opportunity!

Built in 2010

## Essential Information

MLS® #	A2244293
Price	\$424,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,178
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0J6

### Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Storage, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	M-1 d75

**Listing Details**

Listing Office	The Real Estate District
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