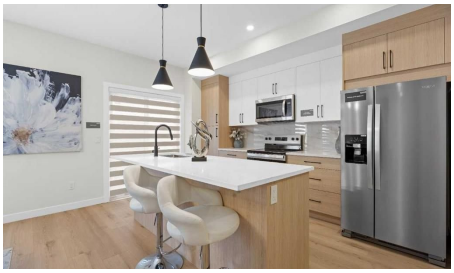
211 Sage Hill Circle NW

Calgary | Active | MLS® A2357968

$489,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,460.15 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

NEW, MOVE-IN READY & OVER 2,000 SQ. FT. OF DEVELOPED SPACE! This 4-bedroom, 3.5-bath townhome in established Sage Hill NW offers 1,460 sq. ft. above grade plus a fully finished 629 sq. ft. lower level, with room for family and guests or working from home. The bright, open ground floor features luxury vinyl plank flooring, quartz countertops, soft-close cabinetry, upgraded stainless steel appliances and a stylish kitchen made for everyday living. Upstairs are the primary bedroom with ensuite, two additional bedrooms and a full bath. Downstairs, the finished basement adds a fourth bedroom, full bathroom and built-in bar. Ideal for guests, extended family or a private retreat. Enjoy a full-width backyard with a planted garden, attached garage and convenient access to parks, shopping and schools.

Completed and ready for quick possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357968
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,460.15 sq. ft.
Main Level Finished Area:	744.12 sq. ft.
Upper Level Finished Area:	716.04 sq. ft.

Below Grade Finished Area:	629.22 sq. ft.
Condo Fee:	$270.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2511571
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Gas Water Heater, Humidifier, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 18'6" × 6' ·
Main Floor	Living Room · 14'10" × 9'2" ·
Main Floor	Dining Room · 14'10" × 9'4" ·
Main Floor	Kitchen · 19' × 13'4" ·
Upper Level	Bedroom - Primary · 13'3" × 12'1" ·
Upper Level	Bedroom · 13'3" × 9'1" ·
Upper Level	Bedroom · 12'4" × 9'11" ·
Basement	Game Room · 14'8" × 14'4" ·
Basement	Bedroom · 14'2" × 11'1" ·

Basement	Furnace/Utility Room · 6'9" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar
Exterior Features:	Garden, Lighting
Patio And Porch Features:	None
Lot Features:	Back Yard, Garden
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/211-sage-hill-circle-nw-calgary-a2357968/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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