229 85 Sage Hill Heights NW

Calgary | Active | MLS® A2350162

$588,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**1,411.89 sq. ft.**

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Listed by Homecare Realty Ltd.

A closer look

Welcome to this exceptional corner-unit townhouse in Sage Hill, offering a rare combination of modern luxury, privacy, space, and convenience. Built in 2025 and maintained in truly like-new condition, this beautifully finished residence offers approximately 1,667 sq. ft. of total finished living space across three thoughtfully designed levels. The bright, open-concept main floor is enhanced by oversized windows, abundant natural light, elegant luxury curtains, central air conditioning, and refined contemporary finishes throughout. At the heart of the home, the stylish kitchen features generous cabinetry, ample preparation space, and a powerful range hood ideal for everyday cooking and entertaining. The living and dining areas flow together seamlessly, creating an inviting setting for family gatherings, hosting guests, or relaxing while enjoying peaceful pond and greenspace views. The home offers four generously sized bedrooms, each with dedicated closet space, providing excellent flexibility for growing families, overnight guests, a private office, or a fitness room. The primary bedroom serves as a comfortable private retreat, while the additional bedrooms offer impressive space and functionality rarely found in townhouse living. An oversized double attached garage provides plenty of room for two vehicles, seasonal storage, sports equipment, and additional household items. Ideally positioned within walking distance of T&T Supermarket, shopping, restaurants, pathways, and everyday amenities, the property also offers convenient access to major roadways and destinations throughout Calgary. With its premium corner location, nearly new condition, four-bedroom layout, central air conditioning, upgraded window coverings, oversized garage, and beautiful surrounding views, this distinctive move-in-ready home delivers a luxurious and highly functional lifestyle in one of Northwest Calgary’s most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350162
Bedrooms	4
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,411.89 sq. ft.
Condo Fee:	$361.54
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,350 sq. ft.
Lot Frontage:	23'4"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	3
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2410565
Heating:	Central
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Other, See Remarks, Wood Frame
Structure Type:	Other

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Other, Playground, Storage, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Upper Level	Bedroom - Primary · 12'4" × 11'4" ·
Upper Level	Bedroom · 9'11" × 9'3" ·
Upper Level	Bedroom · 9'11" × 9'4" ·
Lower Level	Bedroom · 11'4" × 8'2" ·
Title to Land:	Fee Simple

Community Features:	Lake, Other, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Courtyard, Lighting, Other, Playground, Private Entrance
Patio And Porch Features:	Front Porch, Other, See Remarks
Lot Features:	Corner Lot, Creek/River/Stream/Pond, Front Yard, Landscaped, Low Maintenance Landscape, Other, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-G
Listed Date:	Oct 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/229-85-sage-hill-heights-nw-calgary-a2350162/

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