405 199 Sage Hill Heights NW

Calgary | Active | MLS® A2347338

$569,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**1,819 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

This Logel-built executive townhome features an exterior finished with premium, hail-resistant, and sound-dampening fiber cement siding. The interior offers 9-foot ceilings in the kitchen, living room, and dining level, with knockdown texture throughout. The home features a mix of luxury vinyl plank, tile, and carpet flooring, providing a modern, comfortable finish throughout the living spaces.

The upgraded kitchen features 41-inch maple dovetail upper cabinet boxes, soft-close doors and drawers, quartz countertops, and a full-height tiled backsplash. The kitchen includes stainless-steel appliances, including a wider 36-inch refrigerator, a front-control smooth-top self-cleaning range, a built-in custom hood fan, and a built-in microwave with trim kit. Additional kitchen upgrades include an extended island, upgraded cabinetry and sinks, and under-cabinet lighting.

The bathrooms have quartz countertops and upgraded sinks, along with full-height tiling for a polished, contemporary look. The ensuite includes a linen tower and a large walk-in closet, while the fully tiled walk-in shower adds an elevated finish. Additional interior upgrades include LVP and tile flooring, additional lighting, under-stair storage, and a larger-capacity washer and dryer. The home also includes central air conditioning for year-round comfort.

Off the main floor there is a covered patio deck, providing an inviting outdoor space to enjoy throughout the seasons. Every detail combines functionality and everyday comfort.

The location in Sage Hill offers exceptional everyday convenience, with grocery stores, restaurants, cafés, retail shops, services, and transit all within walking distance. You can also enjoy miles of scenic pathways through the Sage Hill ravine and surrounding natural areas. Sage Walk has been Calgary's most sought-after condo and townhome development for the past three years. With Logel Homes, buyers can enjoy a well-designed home that combines modern living, quality craftsmanship, upgraded finishes, along with a convenient location.

The estimated property taxes are $3,789 per year. Possession is available immediately.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347338
Bedrooms	4
Bathrooms	3
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:	1,819 sq. ft.
Main Level Finished Area:	707 sq. ft.
Upper Level Finished Area:	1,112 sq. ft.
Condo Fee:	$275.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	2
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
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:	TBV
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, Walk Up
Foundation:	Poured Concrete
Builder:	Logel Homes Ltd
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Silent Floor Joists, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Secured Parking, Visitor Parking

Appliances:	Central Air Conditioner, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Balcony · 9'9" × 8'5" ·
Main Floor	Entrance · 8'10" × 6'9" ·
Main Floor	Eat in Kitchen · 14'6" × 13'3" ·
Main Floor	Dining Room · 12'4" × 10'1" ·
Main Floor	Living Room · 14'4" × 11'7" ·
2nd Floor	Walk-In Closet · 10' × 4'4" ·
2nd Floor	Laundry · 4'7" × 3'5" ·
2nd Floor	Bedroom - Primary · 11'7" × 11'4" ·
2nd Floor	Bedroom · 9'4" × 9'2" ·
2nd Floor	Bedroom · 9'7" × 9'6" ·
Lower Level	Furnace/Utility Room · Measurements not available ·
Lower Level	Bedroom · 11'7" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone N
Zoning:	MC-1
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/405-199-sage-hill-heights-nw-calgary-a2347338/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.