495 Sage Hill Road NW

Calgary | Active | MLS® A2357039

$645,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2024**	**1,480 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this modern 2 storey duplex in the desirable NW community of Sage Hill! Completed in 2024, this home offers 1,480 sq. ft. of above grade living space PLUS a fully developed LEGAL 1 bedroom basement suite, making it an excellent opportunity for homeowners and investors alike!

The bright, open concept main floor features luxury vinyl plank flooring, a spacious living and dining area, and a stylish kitchen complete with quartz countertops, stainless steel appliances and ample cabinetry. A convenient 2 piece bathroom completes the main level. Upstairs offers 3 spacious bedrooms with plush carpeting, including a primary bedroom with its own ensuite, walk in closet, an additional full bathroom and the convenience of upper-floor laundry.

The biggest highlight? THE LEGAL BASEMENT SUITE! Featuring a separate entrance, full kitchen with quartz countertops and stainless steel appliances, 1 bedroom, a full bathroom, vinyl plank flooring and its own private laundry. This self-contained space offers excellent rental income potential to help offset mortgage payments!

Complete with a DOUBLE DETACHED GARAGE, this property is conveniently located near Sage Hill Crossing, Sage Hill Quarter, parks, walking pathways, shopping and restaurants, with easy access to Stoney Trail and Shaganappi Trail.

LIVE UPSTAIRS, RENT DOWNSTAIRS! A fantastic opportunity to own a newer home with built-in income potential. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357039
Bedrooms	4
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1

Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,480 sq. ft.
Lot Area:	2,529 sq. ft.
Lot Frontage:	22'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
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:	2211167
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Sage Hill
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Appliances in the basement suite: dishwasher, electric stove, microwave hoodfan, refrigerator, washer/dryer, window coverings
Restrictions:	None Known
Main Floor	Living Room · 14'1" × 11'9" ·
Main Floor	Kitchen · 14'7" × 12'9" ·
Main Floor	Dining Room · 10'11" × 10'8" ·
Upper Level	Bedroom - Primary · 13'8" × 11'10" ·
Upper Level	Bedroom · 12'5" × 8'5" ·
Upper Level	Bedroom · 12'5" × 8'4" ·
Suite	Living Room · 13' × 11'1" ·
Suite	Kitchen · 12'10" × 4'11" ·
Suite	Bedroom · 11'1" × 9'10" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/495-sage-hill-road-nw-calgary-a2357039/

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