533 Sage Hill Road NW

Calgary | Active | MLS® A2348566

$568,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2022**	**1,364.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

NO CONDO or HOA FEES! Welcome to this immaculately cared-for townhome in desirable Sage Hill! Offering over 2,000 sq ft of fully finished living space, this 4-bedroom, 3.5-bathroom haven perfectly combines affordable, modern finishes with independent ownership. The main level showcases beautiful luxury vinyl plank flooring and a bright, open layout. The spacious kitchen features gleaming quartz countertops, ceiling height cabinetry, stainless steel appliances and a large central island perfect for entertaining. Upstairs, the primary retreat boasts a dramatic vaulted ceiling, spacious walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full bath complete the upper floor. The professionally developed lower level expands your footprint with a large recreation room - ideal for movie nights or a home gym. It also includes a private fourth bedroom and a 3 piece bathroom, making it a perfect setup for teenagers or overnight guests. You'll enjoy ample storage space under the stairs and also in the utility room. Outside, you'll enjoy the sunrise with a coffee on the east exposed front porch and the private fenced yard with concrete patio provides a gas line for your BBQ, west sunset skies and a double detached garage with paved back lane. BONUS SAFETY FEATURE: built-in radon mitigation system is already in place for your peace of mind! Steps from scenic ravine pathways, shopping, and parks, Sage Hill is rich in fantastic amenities your family will love along with the convenience of quick access to Shaganappi and Stoney Trail! Be sure to check out the virtual tour under the film reel - call your favourite Realtor and book your private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348566
Bedrooms	4
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,364.54 sq. ft.
Main Level Finished Area:	674.72 sq. ft.
Upper Level Finished Area:	689.82 sq. ft.
Below Grade Finished Area:	638.3 sq. ft.
Lot Area:	2,066 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	2022 (Age: 4)
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:	2111238
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Calbridge
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Four Plex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size
Main Floor	Dining Room · 12'7" × 9'7" ·
Main Floor	Kitchen · 15'7" × 13'3" ·
Main Floor	Living Room · 13'2" × 12'4" ·
2nd Floor	Bedroom · 10'2" × 8'3" ·
2nd Floor	Bedroom · 13'6" × 8'7" ·
2nd Floor	Bedroom - Primary · 13'1" × 11'7" ·
2nd Floor	Walk-In Closet · 5'9" × 5'3" ·
Basement	Bedroom · 14'7" × 7'10" ·

Basement	Game Room · 16'5" × 12'6" ·
Basement	Furnace/Utility Room · 16'7" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/533-sage-hill-road-nw-calgary-a2348566/

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