58 Sage Hill Heights NW

Calgary | Active | MLS® A2355632

$825,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2022**	**2,510.71 sq. ft.**

Your next move starts with a conversation.

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Listed by LPT Realty

A closer look

DUAL PRIMARY SUITES | MAIN-FLOOR BEDROOM + FULL BATH | SPICE KITCHEN | SUITE-READY BASEMENT - $825,000 Two families. One mortgage. Zero compromises. This 2022-built, 2,510+ sq ft two-storey in Sage Hill was designed for the way modern Calgary families actually live - multi-generational, work-from-home, and planning ahead. Step inside to a bright, open main floor with extended-height doors, a fireplace-anchored living room, and a true chef's kitchen: quartz counters, an oversized island, and a separate SPICE KITCHEN that keeps the show kitchen spotless. A rare main-floor bedroom with a full bath sits just off the entry - perfect for parents, long-term guests, or anyone avoiding stairs. Upstairs, the sought-after DUAL PRIMARY layout delivers two private retreats, each with its own ensuite - ideal for blended families, in-laws, or couples who both work from home - plus two more bedrooms, a dedicated home office, and a versatile bonus room. 5 bedrooms and 3 full baths in all, with a double attached garage and back-lane access. The basement is where this home separates from everything else at this price: a private side entrance, TWO separate furnaces, and full kitchen, bath, and laundry rough-ins are already in place for a future legal secondary suite*. The expensive, disruptive work is done - finish it to your taste and add a mortgage-helper on your terms, without the retrofit cost. BUYER BONUS: Complete the legal suite with custom finishes AT COST, with financing arranged through your existing lender.* All of this on a quiet street walking distance to T&T Supermarket, Walmart, restaurants, and transit, with Costco 10 minutes away and Our Lady of Grace and Bearspaw Christian schools under 5 minutes. Priced below recent comparables and move-in ready - book your private showing today. *Future suite subject to City of Calgary approval and permitting; incentive subject to lender qualification, terms apply.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355632
Bedrooms	5
Bathrooms	3
Year Built	2022
Property Type:	Residential
Property Sub Type:	Detached
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:	2,510.71 sq. ft.
Main Level Finished Area:	1,043.05 sq. ft.
Below Grade Finished Area:	955.45 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,014 sq. ft.
Lot Frontage:	39'1"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	11
Year built:	2022 (Age: 4)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2211167
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Picnic Area, Playground, Recreation Facilities
Appliances:	Built-In Oven, Dishwasher, Electric Range, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 18'6" × 12'3" ·
Main Floor	Kitchen · 8'3" × 5'9" ·
Main Floor	Bedroom · 9'11" × 9'5" ·
Main Floor	Living Room · 14'10" × 13' ·
Main Floor	Dining Room · 13' × 8'3" ·

Main Floor	Mud Room · 8'8" × 5'9" ·
2nd Floor	Bedroom - Primary · 13'4" × 13'3" ·
2nd Floor	Bedroom - Primary · 15'4" × 12'2" ·
2nd Floor	Bedroom · 11'11" × 9'10" ·
2nd Floor	Bedroom · 13'10" × 9' ·
2nd Floor	Family Room · 17'4" × 11'7" ·
2nd Floor	Office · 9' × 5'2" ·
2nd Floor	Walk-In Closet · 10'4" × 5'11" ·
2nd Floor	Laundry · 7'7" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/58-sage-hill-heights-nw-calgary-a2355632/

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