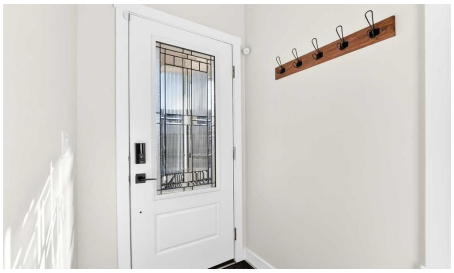
58 Sage Hill Lane NW

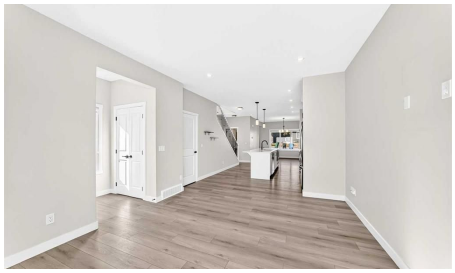
Calgary | Active | MLS® A2352960

$529,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**1,635.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sutton Beeline

A closer look

Welcome to The Felix by Genesis Builder in the desirable NW Calgary community of Sage Hill! This stylish semi-detached home combines thoughtful design, modern finishes, and practical features to make everyday living comfortable and entertaining effortless. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, modern lighting, sleek, stylish and white cabinetry, and elegant wrought-iron spindle railings. The well-appointed kitchen is designed to impress, with quartz countertops, stainless steel appliances, a durable Silgranit sink, a gas range, and plenty of workspace and storage-including an additional pantry-style closet. The spacious adjoining nook offers the perfect setting for everyday meals and hosting family and friends. Upstairs, you'll find a big primary bedroom with it's own ensuite bathroom and two generously sized bedrooms with a common 4-pc bathroom. The upper-level laundry room/ enclosed space features a large-capacity, front-load Whirlpool washer and dryer to simplify your daily routine. Looking for room to grow? The undeveloped basement features 9-foot ceilings and rough-in plumbing, giving you a head start on creating additional living space to suit your needs. Outside, enjoy the convenience of a gas line for your BBQ and a rear concrete parking pad. Located in family-friendly Sage Hill, this home offers easy access to shopping, schools, parks, and major roadways, making it easy to balance everyday errands with everything Calgary's northwest has to offer.
With its functional layout, thoughtful upgrades, and potential for future development, this model is a fantastic opportunity for first-time buyers, professionals, or anyone looking for a place to call home. Contact your favourite REALTOR® today to book your private showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352960
Bedrooms	3
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,635.7 sq. ft.
Main Level Finished Area:	815 sq. ft.
Upper Level Finished Area:	820.7 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,798 sq. ft.
Lot Frontage:	30'1"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2310483
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Upper Level
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Park, Playground
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14'11" × 12' ·
Main Floor	Entrance · 6'9" × 4'6" ·
Main Floor	Kitchen · 13'3" × 12'2" ·
Main Floor	Dining Room · 11'7" × 11' ·
Main Floor	Mud Room · 7'3" × 4'11" ·
Upper Level	Bedroom - Primary · 12'2" × 11'9" ·
Upper Level	Bedroom · 10'7" × 8'8" ·
Upper Level	Bedroom · 10'8" × 8'1" ·
Upper Level	Laundry · 6'2" × 3'6" ·

Upper Level	Walk-In Closet · 9'2" × 5' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Private Entrance
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Gentle Sloping, Level, Low Maintenance Landscape, Private, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/58-sage-hill-lane-nw-calgary-a2352960/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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