605 199 Sage Hill Heights NW

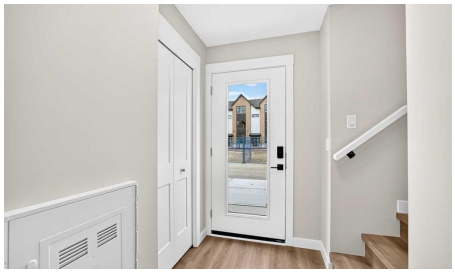
Calgary | Active | MLS® A2318801

$409,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2026**	**1,093 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

Logel Homes is proud to present its latest townhome offering at the newly released Sage Walk Ravines development. Designed with a modern fibre cement exterior, this home also includes 9' knockdown ceilings, luxury vinyl plank flooring, and oversized windows that give an abundance of natural light. The kitchen cabinetry features soft-close dovetailed drawers and doors, quartz countertops, and a full-height tile backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with hood fan. Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. Both bedrooms feature their own en-suite bathrooms. A 72 sq. ft. deck off the living room and an oversized underdrive garage complete the layout. Situated along the ravine with direct access to walking and biking paths, plus a pedestrian bridge connecting to nearby restaurants and shopping at Sage Hill Crossing (T&T Supermarket and more), and only minutes from the Gates of Nolan Hill retail area. Finally, Alberta New Home Warranty coverage is included for peace of mind

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318801
Bedrooms	2
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:	1,093 sq. ft.
Condo Fee:	$209.00

Condo Fee Includes:	Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Stories Total:	3
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	TBD
Heating:	ENERGY STAR Qualified Equipment, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Logel Homes Ltd
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Insulated, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Roof Deck
Appliances:	Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
2nd Floor	Kitchen · 12'8" × 8'4" ·
2nd Floor	Dining Room · 8'4" × 8' ·
2nd Floor	Living Room · 12'3" × 12'2" ·
2nd Floor	Balcony · 12'9" × 6'8" ·
3rd Floor	Bedroom - Primary · 10'7" × 9'9" ·
3rd Floor	Bedroom - Primary · 10'1" × 9'9" ·
3rd Floor	Laundry · Measurements not available ·

Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	MC-2
Listed Date:	Jun 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/605-199-sage-hill-heights-nw-calgary-a2318801/

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

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