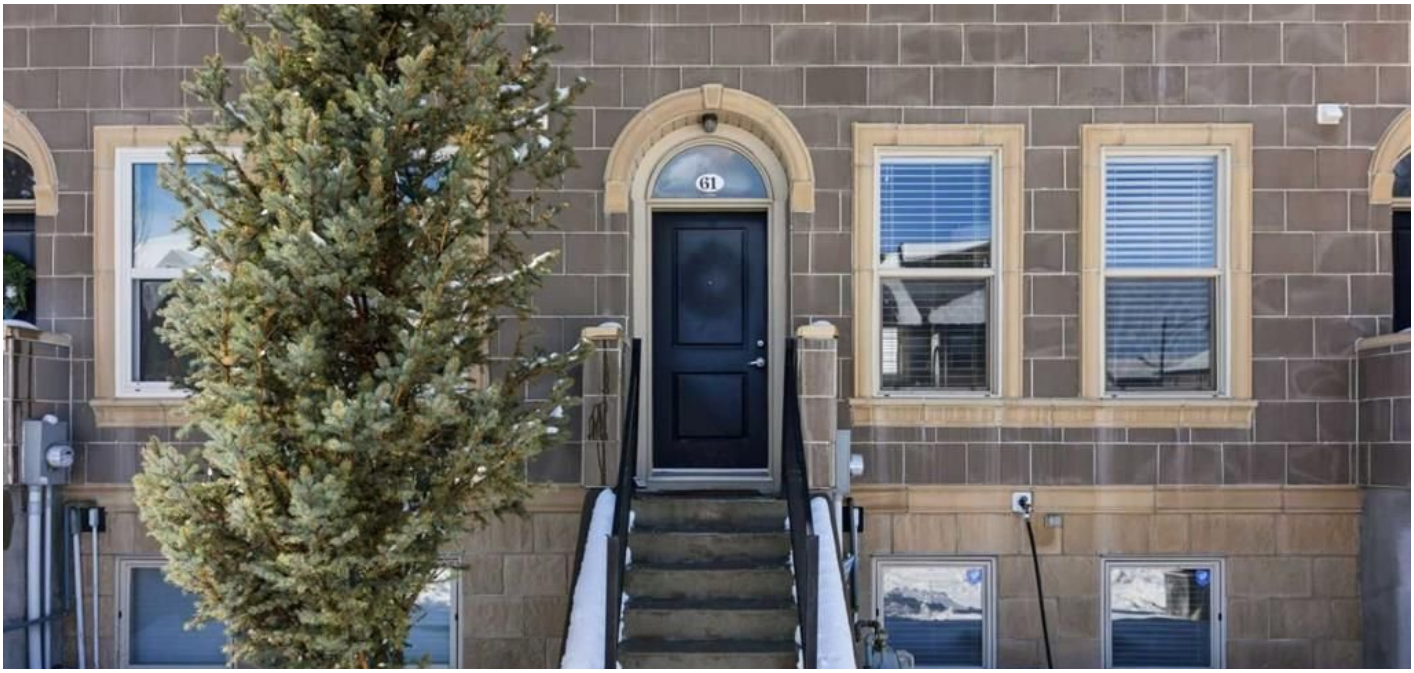
61 Sage Meadows Terrace NW

Calgary | Active | MLS® A2352477

$524,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2011**	**1,226 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

*** NO CONDO FEES *** DOUBLE DETACHED GARAGE *** FULLY FINISHED BASEMENT *** STEPS TO THE PARK ***

Located in the highly desirable Sage Hill community, this spacious 2-storey townhouse offers over 1,700 sq ft of developed living space with major updates already done: fresh paint, new carpet (2026), new roof (2025), new dishwasher (2025), and a new Lennox furnace (2026).

The main floor features hardwood flooring, a bright open layout, and a well-appointed kitchen with stainless steel appliances, granite countertops, and a large island - ideal for everyday living and entertaining.

Upstairs includes three comfortable bedrooms, while the professionally developed basement adds a fourth bedroom plus a versatile flex room perfect for a home office, gym, or guest space. The rare high basement ceilings create an open, comfortable feel that sets this home apart.

Enjoy summer evenings in the southwest-facing backyard with a large deck. Located near Stoney Trail, this home offers excellent access to major routes, nearby shopping at Sage Hill Crossing, and a quiet suburban setting with parks and green spaces just steps away.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352477
Bedrooms	4
Bathrooms	3
Year Built	2011
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:	1,226 sq. ft.
Main Level Finished Area:	612 sq. ft.
Below Grade Finished Area:	537 sq. ft.
Lot Area:	1,948 sq. ft.
Lot Frontage:	18' 1/8 "
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	1013961
Heating:	High Efficiency, Forced Air, Humidity Control
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Sage Hill
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 16'10" × 11' ·
Main Floor	Kitchen · 13'4" × 12'8" ·
Main Floor	Dining Room · 11'8" × 8'10" ·
Main Floor	Foyer · 4'7" × 4'6" ·
2nd Floor	Bedroom - Primary · 14'5" × 8'8" ·
2nd Floor	Hall · 14'4" × 4'11" ·
2nd Floor	Bedroom · 10'4" × 8'5" ·
2nd Floor	Bedroom · 14'5" × 9' ·
2nd Floor	Laundry · 3'8" × 3'1" ·
Basement	Play Room · 16'1" × 13'2" ·

Basement	Hall · 3'4" × 3'2" ·
Basement	Bedroom · 14'1" × 9'11" ·
Basement	Furnace/Utility Room · 9' × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-G d44
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/61-sage-meadows-terrace-nw-calgary-a2352477/

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