801 4 Sage Hill Rise NW

Calgary | Active | MLS® A2340629

$489,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,768.44 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

OPEN HOUSE - Saturday and Sunday from 2-4PM Welcome to 801, 4 Sage Hill Rise NW, a brand-new SUMMIT floor plan offering over 1,700 SQ. FT. of thoughtfully designed living space in the desirable northwest community of Sage Hill. This END-UNIT townhome features FOUR BEDROOMS, THREE AND A HALF BATHROOMS, abundant natural light, multiple outdoor living spaces, and a functional layout designed for modern lifestyles. Currently at the drywall stage, this home provides an exciting opportunity to secure a newly built residence with contemporary finishes and added privacy.

The entry level offers exceptional versatility with a FULL BEDROOM AND FULL BATHROOM, creating an ideal space for overnight guests, extended family, a private home office, or multigenerational living. This level also provides convenient access to the ATTACHED SINGLE GARAGE AND DRIVEWAY, adding practical parking and storage options.

Upstairs, the open-concept main living level is bright and inviting, with additional windows made possible by the home's end-unit position. The kitchen serves as the heart of the space and features QUARTZ COUNTERTOPS, UPGRADED MATTE BLACK FAUCETS AND HARDWARE, generous cabinetry, ample preparation space, and a GAS LINE FOR A FUTURE GAS RANGE. The kitchen flows seamlessly into the dining and living areas, creating a comfortable setting for everyday life and entertaining.

Outdoor living is incorporated throughout the design with TWO OVERSIZED BALCONIES WITH GLASS RAILINGS as well as a PRIVATE WALKOUT PATIO. The main balcony includes a GAS LINE FOR YOUR BARBECUE, making it easy to enjoy outdoor dining and entertaining throughout Calgary's warmer months.

The upper level features THREE ADDITIONAL BEDROOMS, including a spacious primary retreat with a private ensuite and ample closet space. The secondary bedrooms provide flexibility for children, guests, or home office needs, while quartz countertops and modern matte black fixtures continue throughout the bathrooms for a cohesive contemporary finish.

Additional conveniences include ALL APPLIANCES, WASHER AND DRYER, ALL WINDOW COVERINGS, AIR CONDITIONING ROUGH-IN, and a FULLY LANDSCAPED EXTERIOR. With its thoughtful four-bedroom layout, end-unit location, attached garage, multiple outdoor spaces, and modern finishes, this home offers an excellent combination of comfort, style, and functionality.

Living in Sage Hill gives you the opportunity to enjoy one of northwest Calgary's established and growing communities, surrounded by scenic pathways, ponds, natural areas, and environmental reserves. With shopping, restaurants, everyday services, and major roadways nearby, you can enjoy convenient access to everything you need while coming home to a community designed around green space and outdoor living. Head to the Showhome today for more information!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2340629
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,768.44 sq. ft.
Main Level Finished Area:	1,098.76 sq. ft.
Upper Level Finished Area:	669.67 sq. ft.
Condo Fee:	$276.04
Condo Fee Includes:	Amenities of HOA/Condo
Lot Area:	1,819 sq. ft.
Lot Frontage:	15'4"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)

Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	TBD
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest

Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'7" × 9'4" ·
Main Floor	Foyer · 17'5" × 4'3" ·
Main Floor	Furnace/Utility Room · 6'1" × 5'8" ·
Main Floor	Dining Room · 15' × 7'4" ·
Main Floor	Kitchen · 15' × 11'3" ·
Main Floor	Living Room · 15' × 14' ·
Upper Level	Bedroom · 12'9" × 9'4" ·
Upper Level	Bedroom · 9'5" × 7'9" ·
Upper Level	Bedroom - Primary · 12'7" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary

Zone:	CAL Zone N
Zoning:	TBD
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/801-4-sage-hill-rise-nw-calgary-a2340629/

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