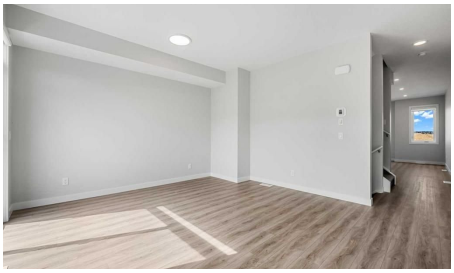
802 4 Sage Hill Rise NW

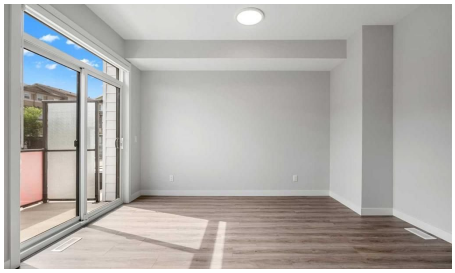
Calgary | Active | MLS® A2340644

$469,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,701.87 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSE - Saturday and Sunday from 1-4PM Welcome to 802, 4 Sage Hill Rise NW, a brand-new SUMMIT floor plan offering a thoughtful combination of modern style, functional living, and everyday comfort in the desirable northwest community of Sage Hill. This INTERIOR-UNIT townhome features THREE BEDROOMS, TWO AND A HALF BATHROOMS, a versatile ENTRY-LEVEL FLEX ROOM, multiple outdoor living spaces, and a bright open-concept design created to complement a variety of lifestyles.

The entry level welcomes you with a flexible space that can easily adapt to your needs. Whether used as a HOME OFFICE, FITNESS AREA, PLAYROOM, HOBBY SPACE, OR SECOND LIVING AREA, the flex room adds valuable functionality to the floor plan. This level also provides convenient access to the ATTACHED SINGLE GARAGE AND DRIVEWAY, offering secure parking and additional storage.

Upstairs, the main living level brings the kitchen, dining area, and living room together in a spacious OPEN-CONCEPT LAYOUT designed for both everyday living and entertaining. Large windows fill the space with natural light and create a bright, welcoming atmosphere. The well-appointed kitchen features QUARTZ COUNTERTOPS, contemporary finishes, generous cabinetry, ample preparation space, and a GAS LINE FOR A FUTURE GAS RANGE. Its seamless connection to the surrounding living and dining areas makes it easy to entertain guests or stay connected with family.

Outdoor living is incorporated throughout the home with TWO SPACIOUS BALCONIES and a PRIVATE WALKOUT PATIO, giving you multiple places to relax and enjoy the outdoors. The main balcony includes a GAS LINE FOR YOUR BARBECUE, creating a convenient setting for summer meals and entertaining.

The upper level features THREE WELL-APPOINTED BEDROOMS, including a comfortable primary retreat with a private ensuite and generous closet space. Two additional bedrooms provide flexibility for family members, guests, or additional workspace, while the thoughtful layout offers privacy and functionality for everyone in the home.

Designed with convenience in mind, this brand-new townhome includes ALL APPLIANCES, WASHER AND DRYER, ALL WINDOW COVERINGS, AND AIR CONDITIONING for enhanced year-round comfort. An attached single garage and driveway provide practical parking and storage, while the low-maintenance exterior allows you to spend more time enjoying your home and community.

Living in SAGE HILL means enjoying the balance of natural surroundings and everyday convenience. Scenic pathways, ponds, green spaces, and environmental areas create plenty of opportunities to get outside, while nearby shopping, restaurants, fitness facilities, schools, and professional services keep daily essentials within easy reach. Convenient access to major roadways makes travelling throughout Calgary simple. Don't miss your opportunity to own this BRAND-NEW HOME in Sage Hill. Head to the Showhome today for more information!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2340644
Bedrooms	3
Bathrooms	3
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:	1,701.87 sq. ft.
Main Level Finished Area:	1,056.78 sq. ft.
Upper Level Finished Area:	645.09 sq. ft.
Condo Fee:	$271.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Parking, Professional Management
Lot Area:	1,743 sq. ft.
Lot Frontage:	16' 1/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)

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:	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
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest

Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 15'1" × 7'6" ·
Main Floor	Kitchen · 15'1" × 11'1" ·
Main Floor	Living Room · 15'1" × 13'6" ·
Main Floor	Foyer · 17'5" × 4'3" ·
Main Floor	Game Room · 15'1" × 13'5" ·
Upper Level	Bedroom · 13'1" × 7'6" ·
Upper Level	Bedroom · 9'5" × 7'10" ·
Upper Level	Bedroom - Primary · 12'5" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Low Maintenance Landscape, Street Lighting
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/802-4-sage-hill-rise-nw-calgary-a2340644/

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

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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.