\$425,000 - 225 Sage Hill Cir, Calgary

MLS® #A2260591

\$425,000

2 Bedroom, 3.00 Bathroom, 1,374 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover modern living at Sage Hill Garden. This brand-new townhome offers two spacious primary bedrooms with private ensuites â€" the perfect setup for young professionals, couples, or co-owners who want privacy without compromise. Downsizers will also love the low-maintenance lifestyle paired with the comfort of a private bathroom for guests. At 1,374 sq. ft., the open-concept design maximizes space, with stairs, closets, and utilities tucked neatly away. The result? An impressively large living area that flows seamlessly from the dining space to the modern kitchen and out onto a private balcony â€" perfect for entertaining or unwinding after work. The kitchen features ceiling-height cabinetry, stainless steel appliances, and a large island with breakfast bar, designed for both style and practicality. Upstairs, both bedrooms are true retreats, each with a full ensuite, and one with its own private balcony. Laundry is also conveniently located on this floor. A single attached garage provides secure winter parking and storage for bikes, golf clubs, or seasonal gear. Durable, non-combustible exterior materials â€" including acrylic stucco, steel siding, and stone â€" mean less maintenance and more peace of mind. Buyers still have the opportunity to customize finishes like countertops, LVP flooring, and carpet to suit their personal style.

With its smart design, low condo fees, and unbeatable location near shopping, transit,



and Stoney Trail, this home is the perfect step up from condo living, an ideal shared-purchase opportunity, or a lock-and-leave downsizer option. Please inquire about additional 3 or 4-bedroom floorplans with quick possession also available, MLS#2248168. Please note that the price is without GST.

Built in 2025

Essential Information

MLS® # A2260591 Price \$425,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,374 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 225 Sage Hill Cir

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3r 1V2

Amenities

Amenities Laundry, Park, Playground, Trash, Visitor Parking

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz

Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator

Heating Forced Air

Cooling Other
Basement None

Exterior

Exterior Features Balcony, Barbecue, Lighting, Other

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Concrete, Mixed, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 27th, 2025

Days on Market 37

Zoning M-1 d100

Listing Details

Listing Office RE/MAX House of Real Estate

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