

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

MLS® #A2260591

\$425,000

2 Bedroom, 3.00 Bathroom, 1,374 sqft

Single Family 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 – 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 – 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 – including acrylic stucco, steel siding, and stone – 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. (id:6289)

Built in 2025

Essential Information

Listing #	A2260591
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	225 Sage Hill Cir
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3r1V2

Amenities

Amenities	Park, Playground, Shopping, Laundry Facility
Features	Cul-de-sac, Closet Organizers, No Animal Home, No Smoking Home, Parking
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Garage door opener
------------	--

Heating	Forced air
Cooling	See Remarks
# of Stories	3

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 7:16pm PDT