

# \$424,500 - 22 Sage Hill Common Nw, Calgary

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MLS® #A2244293

**\$424,500**

3 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

This fantastic end-unit townhome offers a bright and spacious layout with a professionally finished basement featuring large windows, a comfortable living area, and ample storage space. Notable upgrades include granite countertops, 9-foot ceilings on the main floor, a new high-efficiency furnace, and a tankless water heater.

Upstairs, you'll find a generously sized primary bedroom with a walk-in closet and a 4-piece en-suite. Two additional well-proportioned bedrooms, a 3-piece main bathroom, and convenient upstairs laundry complete the upper level.

Additional features include a single attached garage and a prime location close to shopping, transit, and all essential amenities.

Move-in ready and easy to show—don't miss this great opportunity!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244293  |
| Price      | \$424,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,178         |
| Acres          | 0.06          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 Sage Hill Common Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 0J6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking, Trash         |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Storage, Walk-In Closet(s), Tankless Hot Water                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Low Maintenance Landscape |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | M-1 d75          |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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