

# \$559,999 - 541 Sage Hill Road Nw, Calgary

MLS® #A2253539

**\$559,999**

4 Bedroom, 4.00 Bathroom, 1,351 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Don't miss this opportunity to own a beautiful modern townhome in one of NW Calgary's most desirable neighborhoods – now for sale and with NO condo fees!

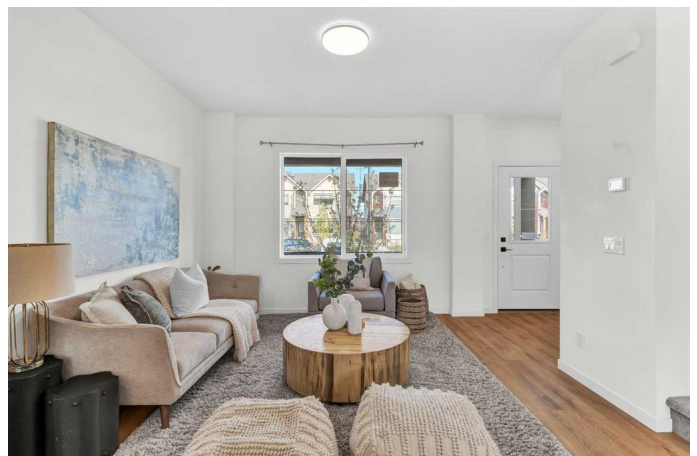
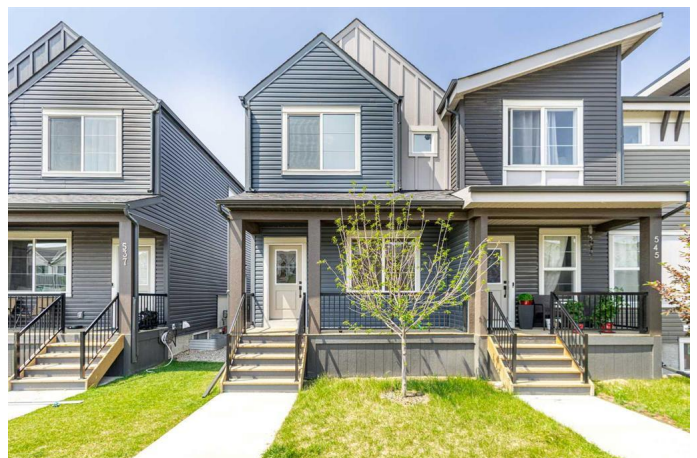
This well-designed home features a spacious front porch and an open-concept main floor with a bright front great room, a cozy dining area, and a large kitchen complete with corner pantry, stainless steel appliances, and a central island with eating ledge – perfect for family meals or entertaining.

Upstairs, the primary suite offers vaulted ceilings, a private ensuite with dual sinks, and a convenient laundry area. Two additional bedrooms provide plenty of space and storage for family or guests.

The bright basement includes high ceilings, oversized windows, a recreation room, one spacious bedroom, and a 4-piece bathroom. A side door provides private entrance to basement. Recent Updates: This home has been refreshed with a brand-new exterior including siding, roof, soffits, gutters, etc., plus newly finished landscaping and a brand-new fence.

The property also includes a detached double garage and a smart layout ideal for growing families or investment-minded buyers.

Enjoy the convenience of being just a 10-minute walk to shops, restaurants, green spaces, and a playground. You're within walking distance to Walmart, Dollarama, and several popular food chains, with schools and parks close by. The Rocky Mountains are also



less than an hour away, offering year-round outdoor adventures. Book your private showing today, explore the 3D tour and floor plan!

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253539      |
| Price          | \$559,999     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,351         |
| Acres          | 0.06          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 541 Sage Hill Road Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1Y2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |

|              |                                  |
|--------------|----------------------------------|
| Heating      | Forced Air                       |
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Courtyard, Private Entrance, Private Yard       |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 8                   |
| Zoning         | R-Gm                |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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