



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**73 Sage Hill Heights NW**  
**Calgary, Alberta**

**MLS # A2275595**



**\$599,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Paved, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance		

**Inclusions:** NONE.

Need more space to work, live, and hide from the kids? This multi-level Sage Hill townhome has you covered. Create a comfy home office without sacrificing family life, enjoy a chef-inspired kitchen with plenty of storage for all those “essential” gadgets, and unwind in the spacious living area or on your cozy balcony—perfect for wine-and-cheese nights. Upstairs laundry = no more hauling baskets. A bright primary bedroom with walk-through closet and 4-piece ensuite, plus two additional bedrooms and bath to keep everyone organized in their own zone. Welcome to your new home!