



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

MLS # A2275595



\$599,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	MC-2
Foundation:	None	Utilities:	-
Features:	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!