



**53, Sage Hill Common NW  
Calgary, Alberta**

**MLS # A2288142**



**\$449,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M1-D75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window coverings including curtain rods, Living room white corner shelf. (Furniture negotiable)

OPEN HOUSE - MARCH 29TH 1-4PM - Welcome to this beautifully updated townhome in the highly sought after community of Sage Hill. Offering approximately 1,700 sq ft of developed living space, 3 upper bedrooms, 2.5 bathrooms, and a versatile lower level flex room, this well designed townhome combines space, privacy and many upgrades throughout in one of northwest Calgary's most desirable communities. No expense spared in thoughtful updates, including fresh paint (2026), new carpet, new luxury vinyl plank flooring, and new kitchen appliances all recently replaced before the new year making this home truly move-in ready. The bright main level features 9-foot ceilings and an airy, open-concept layout designed for both comfortable living and entertaining. The kitchen showcases quartz countertops, shaker-style cabinetry, stainless steel appliances, a corner pantry, and a large island with full-length breakfast bar seating. The dining and living areas flow seamlessly to two outdoor spaces a west-facing balcony backing directly onto a ravine with sweeping green views and stunning sunset skies, along with an additional east-facing balcony that welcomes beautiful morning light. Upstairs, the spacious primary retreat offers an open walk-in closet and a well appointed ensuite complete with a soaker tub, separate shower, and generous vanity space. Two additional bedrooms, a full 4-piece bathroom, and convenient upper floor laundry complete the level. The lower level includes a flexible den space ideal for an extra bedroom, home office, fitness area, or media room, along with access to the oversized insulated and drywalled single attached garage and full length driveway. Additional highlights include an instant hot water system and BBQ gas line on the back deck. Perfectly positioned near walking paths, green space,

shopping amenities including Sage Hill Crossing just 2 minutes away and quick access to Stoney Trail. This home offers tranquility, convenience, and modern touches throughout.&nbsp;Ravine backed units with this level of updates rarely come available.&nbsp;With so much to offer inside and out, this exceptional property is perfect&nbsp;for first time buyers, young families&nbsp;and working professionals.&nbsp;