



330 SAGE HILL Circle NW
Calgary, Alberta

MLS # A2183566



\$499,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,308 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: na

Price reduced 1537 sq ft floor plan comes with a 3-bedroom end-unit townhome in Sage Hill that offers an attached 2-car garage, full driveway, and over 1,300 sq. ft. of modern living space. The main floor is distinguished by a bright, open-concept layout with 9' ceilings that enhance its inviting atmosphere. It includes a spacious living room, a contemporary kitchen with upgraded stainless steel appliances a large island, and a dining area that opens to a private patio equipped for BBQs. Upstairs are three well-sized bedrooms, two full bathrooms, and a laundry area, while the master suite boasts a private balcony and ensuite with double sinks. The home's maintenance-free exterior, constructed from high-quality materials like acrylic stucco and steel siding, ensures durability and reduced upkeep. Located in a community that blends urban convenience with natural beauty, Sage Hill provides access to shopping, dining, parks, and quality schools and the potential for property value appreciation as the area continues to develop. With functional and stylish upgrades inside and out, this townhome is an exceptional opportunity for modern living, book your viewing today, it will not stay a long time.