

# \$599,900 - 353, 265 Sage Hill Rise Nw, Calgary

MLS® #A2202710

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,776 sqft  
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

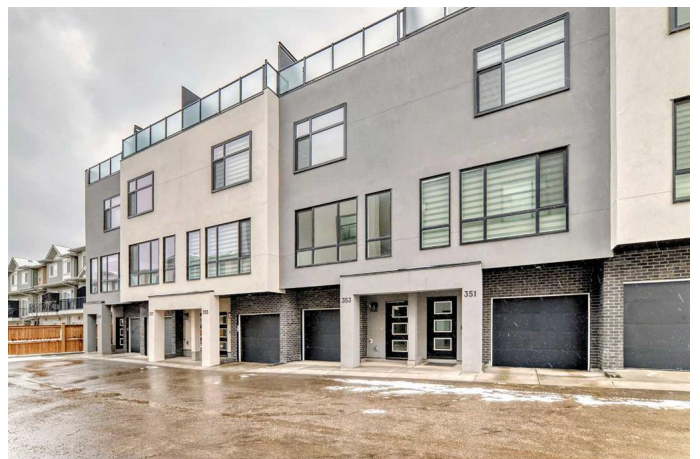
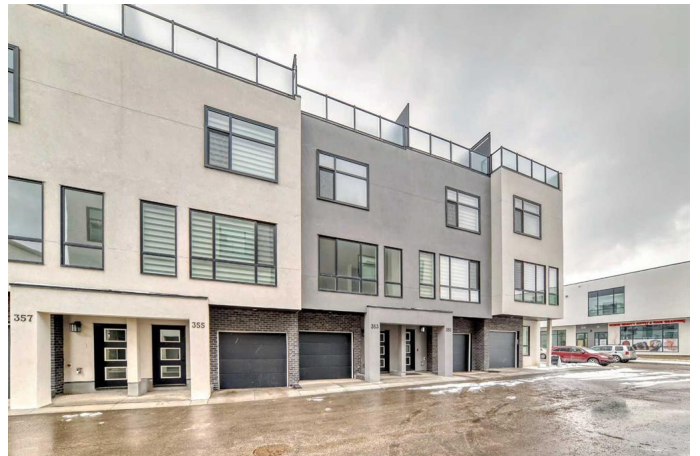
Welcome to Sage Hill, where modern living meets timeless design. This is your chance to own a stunning, high-end townhome in one of Calgary's most vibrant neighbourhoods.

From the striking stucco and stone exteriors to the bold black-clad windows, this home makes a statement. Inside, enjoy 9-foot ceilings, an open-concept living area, and a chef-inspired kitchen with a walk-in pantry. The spacious ground floor features a bedroom, full bath, and single-car garage with a separate entrance for added flexibility.

Upstairs, you'll find two generous bedrooms, each with its own ensuite, including the master suite with double sinks and a custom standing shower. Plus, there's a versatile den/room—a perfect space for a home office, cozy reading nook, or creative studio. And don't forget the massive ROOFTOP PATIO—41x16 feet of private outdoor space, perfect for entertaining or simply relaxing in style.

With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shops—including Walmart—just minutes away, convenience is at your doorstep.

This is affordable luxury with unmatched style and convenience. Welcome home to Sage Hill!



Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2202710      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,776         |
| Acres          | 0.02          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 353, 265 Sage Hill Rise Nw |
| Subdivision | Sage Hill                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3R 1C8                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Roof Deck, Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Single Garage Attached                   |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,                          |

|          |              |
|----------|--------------|
|          | Refrigerator |
| Heating  | Forced Air   |
| Cooling  | None         |
| Basement | None         |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Back Lane                 |
| Roof              | Flat                      |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 19               |
| Zoning         | R2M              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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