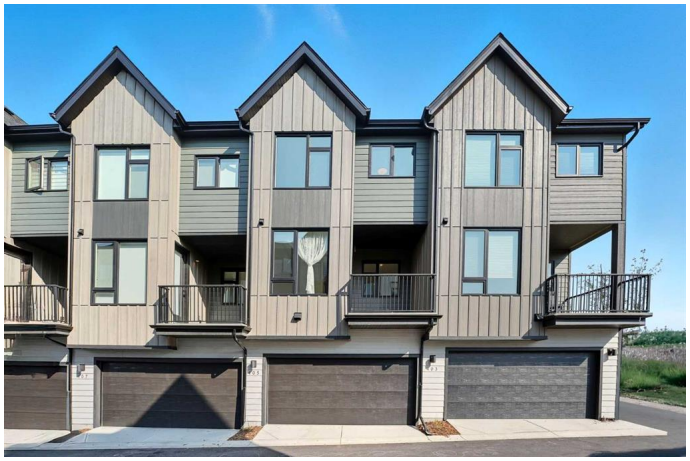
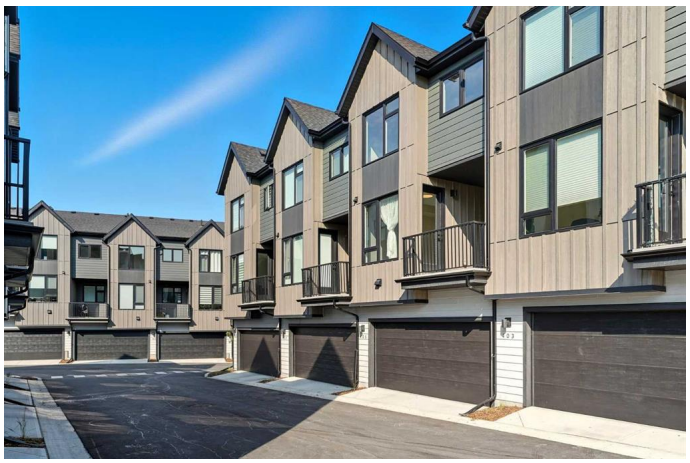
$549,900 - 405, 85 Sage Hill Heights Nw, Calgary

MLS® #A2257789

$549,900
4 Bedroom, 3.00 Bathroom, 1,333 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta





This home, constructed by Logel Homesâ€”an award-winning builder recognized as Calgary's most decorated multi-family developerâ€”is situated in Sage Hill and offers a blend of quality and functionality. The residence is thoughtfully designed for both comfort and convenience. It includes four bedrooms and 2.5 bathrooms, providing ample space for families or guests. The southeast-facing orientation ensures abundant natural light throughout the home, enhanced by oversized windows and 9-foot ceilings on the main level. Residents enjoy breathtaking views overlooking an environmental reserve, bringing a sense of tranquility to everyday living. High-quality finishes are featured throughout, including full-height cabinets, elegant quartz countertops, beautiful, upgraded lighting fixtures, and stainless-steel appliances. Both a front patio and a covered rear deck extend the living space outdoors, perfect for relaxation and entertaining. This home is ready for possession and comes with no HOA fees, providing added value and flexibility for future homeowners. This house shows 10/10. Donâ€™t miss your chance to call it yours!

Built in 2024

Essential Information

MLS® #	A2257789
Price	$549,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	405, 85 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Environmental Reserve
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	M-G

Listing Details

Listing Office	Diamond Realty & Associates LTD.

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