

\$424,500 - 22 Sage Hill Common Nw, Calgary

MLS® #A2244293

\$424,500

3 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

This fantastic end-unit townhome offers a bright and spacious layout with a professionally finished basement featuring large windows, a comfortable living area, and ample storage space. Notable upgrades include granite countertops, 9-foot ceilings on the main floor, a new high-efficiency furnace, and a tankless water heater.

Upstairs, you'll find a generously sized primary bedroom with a walk-in closet and a 4-piece en-suite. Two additional well-proportioned bedrooms, a 3-piece main bathroom, and convenient upstairs laundry complete the upper level.

Additional features include a single attached garage and a prime location close to shopping, transit, and all essential amenities.

Move-in ready and easy to show—don't miss this great opportunity!

Built in 2010

Essential Information

MLS® #	A2244293
Price	\$424,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,178
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	22 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0J6

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	5
Zoning	M-1 d75

Listing Details

Listing Office	The Real Estate District
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