

# \$589,900 - 245 Sage Hill Rise Nw, Calgary

MLS® #A2221585

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to 245 Belgard Townhouse, a brand-new, 3-bedroom townhome in the sought-after community of Sage Hill. This modern unit features an open-concept layout, a chef's kitchen with quartz countertops, spacious dining and living areas, and a private balcony. Upstairs includes 3 bedrooms and 2 full bathrooms. The ground-level entry provides access to a single attached garage and flexible den space—ideal for a home office or mudroom. Enjoy quick access to Costco, T&T Supermarket, Walmart, and the many walking trails and parks that make NW Calgary a top choice for families and investors alike.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221585      |
| Price          | \$589,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,867         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 245 Sage Hill Rise Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 2E7               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Community Gardens      |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| 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   | Low Maintenance Landscape |
| Roof              | Flat, Vinyl               |
| Construction      | Stucco, Wood Frame        |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 27             |
| Zoning         | R2M            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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