

# \$620,000 - 29 Sage Hill Court Nw, Calgary

MLS® #A2246907

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,505 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Welcome to 29 Sage Hill Court – a RARE OPPORTUNITY to own one of the BEST-MAINTAINED and MOST UPGRADED homes in the highly sought-after community of Sage Hill. This 1,505 SQFT home is situated on a LARGE PIE-SHAPED LOT in a QUIET CUL-DE-SAC and features 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE. From the moment you arrive, you'll notice the attention to detail with NEW SIDING, a NEW ROOF, a BEAUTIFULLY LANDSCAPED YARD, and a RELATIVELY NEW BUILT DECK perfect for outdoor enjoyment. The home includes thoughtful UPGRADES such as RAISED COUNTERTOPS in the master ensuite, RAISED SHOWER FIXTURES, and CENTRAL VAC ROUGH-IN. COFFERED CEILING AND NEW CARPET in the living Room. The BASEMENT comes equipped with PLUMBING ROUGH-INS, offering future development potential. With a LARGE BACK YARD and convenient BACK LANE ACCESS, this property offers space and flexibility rarely found in today's market. Ideally located just minutes from SHOPPING CENTRES, GROCERY STORES, SCHOOLS, MOVIE THEATRES, and with QUICK AND EASY ACCESS TO STONEY TRAIL, this home combines lifestyle, location, and long-term value. CLEAN, WELL-MAINTAINED, and FULL OF VALUE, this is more than just a home – it's a crucial opportunity you won't want to miss. Homes like this do not



come around often!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246907    |
| Price          | \$620,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,505       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 29 Sage Hill Court Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 0H2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings                   |
| Heating           | Forced Air                                                                                       |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | None, Unfinished |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 25               |
| Zoning         | R-G              |
| HOA Fees       | 120              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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