

# \$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

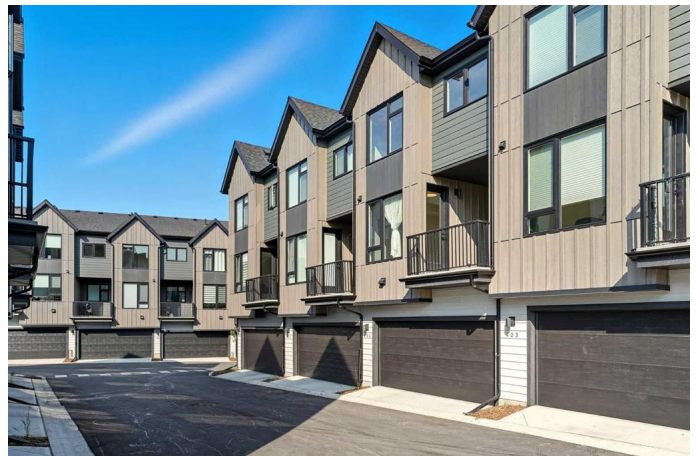
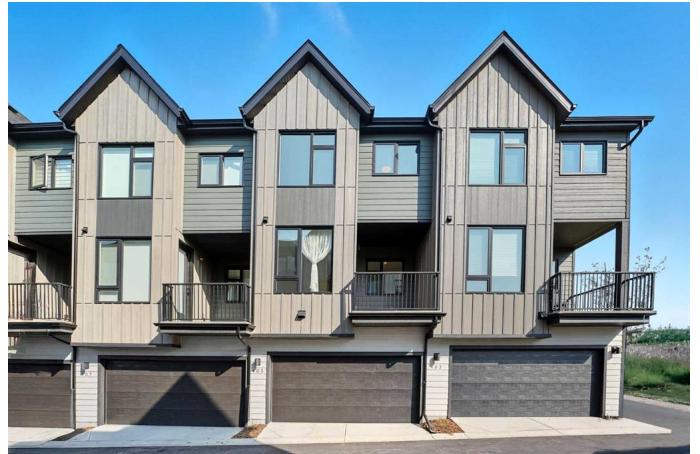
This home, constructed by Logel Homes—an award-winning builder recognized as Calgary's most decorated multi-family developer—is situated in Sage Hill and offers a blend of quality and functionality. The residence is thoughtfully designed for both comfort and convenience. It includes four bedrooms and 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. Don'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 |
| Days on Market | 1                    |
| Zoning         | M-G                  |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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