

73 Sage Hill Heights NW  
Calgary, Alberta

MLS # A2275595



\$599,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,643 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Paved, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	MC-2
Foundation:	None	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: NONE.

Need more space to work, live, and hide from the kids? This multi-level Sage Hill townhome has you covered. Create a comfy home office without sacrificing family life, enjoy a chef-inspired kitchen with plenty of storage for all those “essential” gadgets, and unwind in the spacious living area or on your cozy balcony—perfect for wine-and-cheese nights. Upstairs laundry = no more hauling baskets. A bright primary bedroom with walk-through closet and 4-piece ensuite, plus two additional bedrooms and bath to keep everyone organized in their own zone. Wrap it up as your Christmas gift and start the New Year in your new Sage Hill home!