



THE
A-TEAM

**RE/MAX
FIRST**

265 SAGE HILL Rise #353, Calgary T3R 1C8

MLS®#: **A2202710**

Area: **Sage Hill**

Listing Date: **03/15/25**

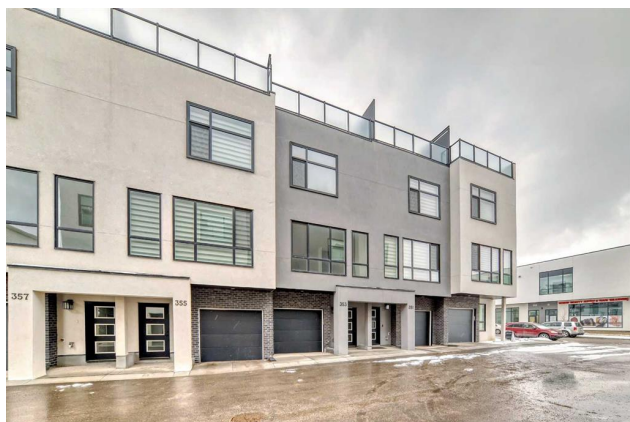
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **661 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,775**
Low Sqft:
Ttl Sqft: **1,775**

DOM

39
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Flat**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Private Entrance**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator**
Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	5`3" x 4`10"
Pantry	Second	3`2" x 3`6"
Living Room	Second	14`9" x 12`3"
Laundry	Third	5`7" x 3`5"
4pc Ensuite bath	Third	7`11" x 4`11"
Bedroom - Primary	Third	11`2" x 10`11"
4pc Ensuite bath	Third	7`11" x 7`9"

Room	Level	Dimensions
Kitchen	Second	13`2" x 11`2"
Dining Room	Second	10`10" x 11`11"
Balcony	Second	9`3" x 3`8"
Bedroom	Third	11`6" x 10`0"
Den	Third	10`8" x 7`9"
Walk-In Closet	Third	10`9" x 3`9"
Entrance	Main	7`1" x 3`5"

Furnace/Utility Room
4pc Bathroom

Main
Main

10`5" x 3`10"
8`0" x 4`10"

Bedroom

Main

9`9" x 9`8"

Legal/Tax/Financial

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2M

Legal Desc: 2111229

Remarks

Pub Rmks: **Welcome to Sage Hill, where modern living meets timeless design. This is your chance to own a stunning, high-end townhome in one of Calgary's most vibrant neighbourhoods. From the striking stucco and stone exteriors to the bold black-clad windows, this home makes a statement. Inside, enjoy 9-foot ceilings, an open-concept living area, and a chef-inspired kitchen with a walk-in pantry. The spacious ground floor features a bedroom, full bath, and single-car garage with a separate entrance for added flexibility. Upstairs, you'll find two generous bedrooms, each with its own ensuite, including the master suite with double sinks and a custom standing shower. Plus, there's a versatile den/room—a perfect space for a home office, cozy reading nook, or creative studio. And don't forget the massive ROOFTOP PATIO—41x16 feet of private outdoor space, perfect for entertaining or simply relaxing in style. With luxurious finishes like pot lights, black hardware, and comfort-height vanities, every detail has been carefully considered. Located on a 16-acre site with a commercial plaza, medical building, and shops—including Walmart—just minutes away, convenience is at your doorstep. This is affordable luxury with unmatched style and convenience. Welcome home to Sage Hill!**

Inclusions:
Property Listed By: N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











