



## 105 Sage Hill Cir NW Calgary Alberta

\$539,900

Discover contemporary living in this beautiful 3-level townhome located in the highly sought-after community of Sage Hill, offering approx. 1,500 sq. ft. of well-designed living space with 4 spacious bedrooms, 2.5 bathrooms, a double attached garage, and extra storage. The bright, open-concept main floor features large windows, a sleek modern kitchen with stainless steel appliances, ample counter space, a large island, a dedicated dining area, and a cozy living room with an electric fireplace. Upstairs includes three generous bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, while the lower level features a fourth bedroom or flex space with access to the garage. Two balconies offer outdoor relaxation, and laundry is conveniently located on the main floor. Currently tenanted at \$2,420/month + utilities under a one-year lease until June 30, 2026--an excellent turnkey investment opportunity. (id:6769)

Other 2.54 M x 2.10 M

Bedroom 3.32 M x 2.88 M

Primary Bedroom 3.35 M x 3.85 M

3pc Bathroom 3.33 M x 2.16 M

4pc Bathroom 2.53 M x 1.52 M

Bedroom 2.97 M x 3.44 M

Bedroom 3.91 M x 3.51 M

Living room 4.13 M x 3.06 M

Dining room 4.13 M x 2.16 M

2pc Bathroom 1.72 M x 1.49 M

Kitchen 4.13 M x 4.56 M

Listing Presented By:



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