



0 Hill Common Calgary Alberta

\$449,000

Welcome to this beautifully updated townhome in the highly sought after community of Sage Hill. Offering approximately 1,700 sq ft of developed living space, 3 upper bedrooms, 2.5 bathrooms, and a versatile lower level flex room, this well designed townhome combines space, privacy and many upgrades throughout in one of northwest Calgary's most desirable communities. No expense spared in thoughtful updates, including fresh paint (2026), new carpet, new luxury vinyl plank flooring, and new kitchen appliances all recently replaced before the new year making this home truly move-in ready. The bright main level features 9-foot ceilings and an airy, open-concept layout designed for both comfortable living and entertaining. The kitchen showcases quartz countertops, shaker-style cabinetry, stainless steel appliances, a corner pantry, and a large island with full-length breakfast bar seating. The dining and living areas flow seamlessly to two outdoor spaces a west-facing balcony backing directly onto a ravine with sweeping green views and stunning sunset skies, along with an additional east-facing balcony that welcomes beautiful morning light. Upstairs, the spacious primary retreat offers an open walk-in closet and a well appointed ensuite complete with a soaker tub, separate shower, and generous vanity space. Two additional bedrooms, a full 4-piece bathroom, and convenient upper floor laundry complete the level. The lower level includes a flexible den space ideal for a extra bedroom, home office, fitness area, or media room, along with access to the oversized insulated and drywalled single attached garage and full length driveway. Additional highlights include an instant hot water system and BBQ gas line on the back deck. Perfectly positioned near walking paths, green space, shopping amenities including Sage Hill Crossing just 2 minutes away and quick access to Stoney Tra...

Listing Presented By:



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MaxWell Capital Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Foyer 9.00 Ft x 8.17 Ft
Bedroom 15.25 Ft x 14.58 Ft
Furnace 6.33 Ft x 7.83 Ft
2pc Bathroom 3.83 Ft x 5.33 Ft
Dining room 11.08 Ft x 9.08 Ft
Kitchen 15.25 Ft x 14.25 Ft

Living room 19.25 Ft x 11.67 Ft
4pc Bathroom 6.50 Ft x 7.42 Ft
4pc Bathroom 7.92 Ft x 8.42 Ft
Bedroom 11.08 Ft x 11.92 Ft
Bedroom 8.83 Ft x 8.67 Ft
Primary Bedroom 10.92 Ft x 10.33 Ft