

# \$429,900 - 307, 201 Sage Hill Heights Nw, Calgary

MLS® #A2211078

**\$429,900**

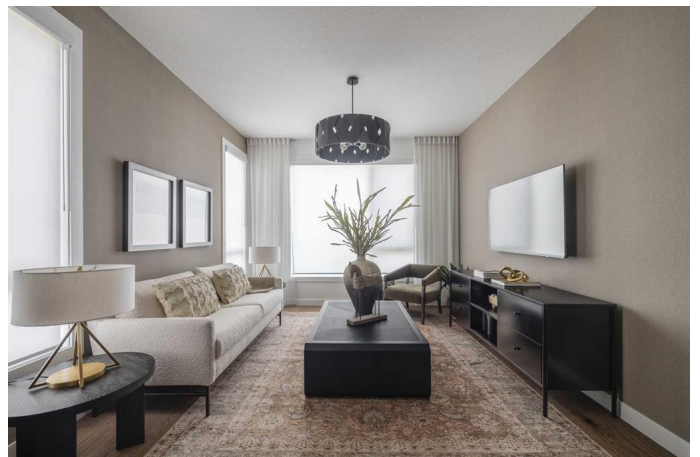
2 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes is proud to present their latest townhome offering, located at the newly released Sage Walk Ravines development. Designed with a modern fibre cement exterior, this home also includes 9' knockdown ceilings, luxury vinyl plank flooring, and oversized windows that give an abundance of natural light. The kitchen features multiple designer cabinetry options, soft-close dovetailed drawers and doors, quartz countertops, and a full-height backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with hood fan. Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. Both bedrooms feature their own en-suite bathrooms. A 72 sq. ft. deck off the living room and an oversized underdrive garage complete the layout. Situated along the ravine with direct access to walking and biking paths, plus a pedestrian bridge connecting to nearby restaurants and shopping at Sage Hill Crossing (T&T Supermarket and more), and only minutes from the Gates of Nolan Hill retail area. Design your home with over 2000 standard and upgrade options with a one-on-one Interior Design Services appointment, complimentary with every pre-construction purchase. Finally, Alberta New Home Warranty coverage is included for peace of mind.

Built in 2026



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211078      |
| Price          | \$429,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,093         |
| Acres          | 0.00          |
| Year Built     | 2026          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 307, 201 Sage Hill Heights Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 2E5                       |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Roof Deck                             |
| Parking Spaces | 1                                     |
| Parking        | Heated Garage, Single Garage Attached |
| # of Garages   | 1                                     |

## Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters                                                                                                     |
| Appliances        | Electric Stove, Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer |
| Heating           | Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                        |
| Cooling           | None                                                                                                                                                                |
| # of Stories      | 3                                                                                                                                                                   |
| Basement          | None                                                                                                                                                                |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | Landscaped           |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 55               |
| Zoning         | MC-2             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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