

\$597,000 - 71 Sage Hill Way Nw, Calgary

MLS® #A2265968

\$597,000

3 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

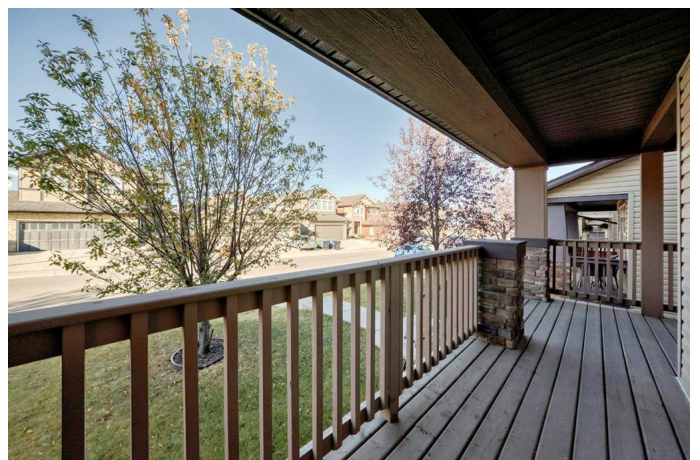
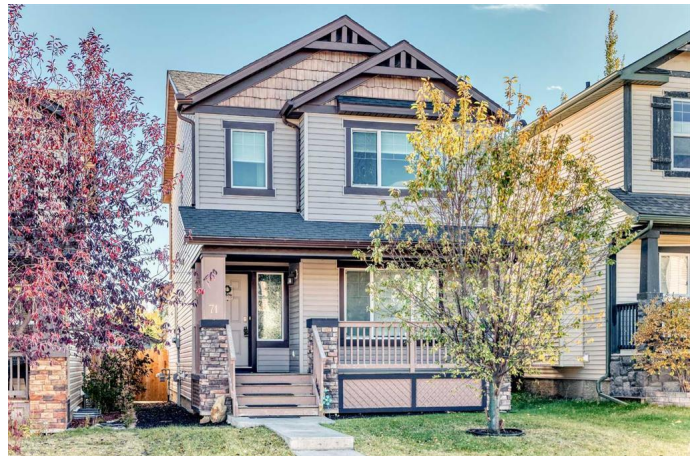
What a find! Tucked on a quiet street in vibrant Sage Hill, this charming 2-storey blends modern comfort with warm character. Enjoy the evening sunshine on the front porch, then step inside to a terrific open-concept main floor: a large foyer leads to the central kitchen with tons of counters, corner pantry and stainless appliances. The spacious dining area easily hosts big family gatherings, while the stunning living room features a vaulted ceiling and cozy gas fireplace. A convenient office/flex room and a privately located half bath complete the main. Upstairs you'll find 3 bedrooms, 2 full baths and a highly practical 2nd-floor laundry with hanging & folding space. The primary retreat includes a walk-in closet and a bright ensuite. Out back, enjoy an expansive deck and a low-maintenance yard. A rare bonus: an oversized double garage. Major exterior upgrades include brand-new flooring in living room (2025); new garage built in 2023. All this within minutes to amenities in NW Calgary—extensive shopping, parks, playgrounds, reputable schools and a beautiful pathway system right down the street. Don't miss this ideal family home—book your private showing today!

Built in 2009

Essential Information

MLS® # A2265968

Price \$597,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	71 Sage Hill Way Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H3

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	29
Zoning	R-G
HOA Fees	97
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.