



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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105 Sage Hill Cir NW
Calgary, Alberta

MLS # A2219065



\$539,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 210
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stucco	Zoning:	M1- d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

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.