

\$450,000 - 805 Sage Meadows Gardens Nw, Calgary

MLS® #A2254236

\$450,000

4 Bedroom, 4.00 Bathroom, 1,282 sqft

Residential on 0.03 Acres

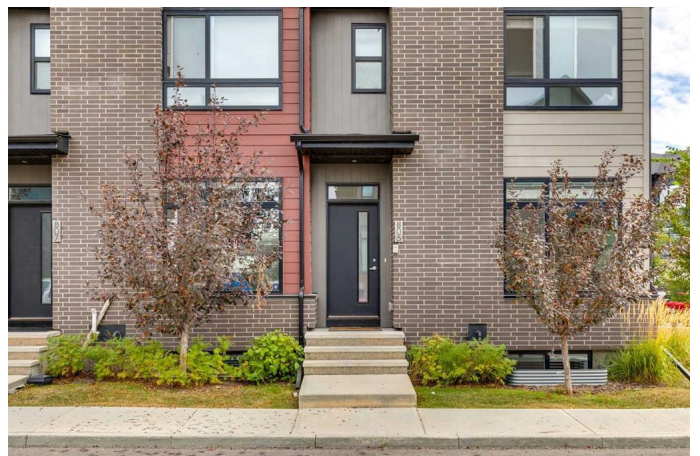
Sage Hill, Calgary, Alberta

Welcome to this rare 4-bedroom, 3.5-bathroom end-unit townhome in the sought-after community of Sage Hill! Offering 1,900 sq. ft. of developed living space, this home is the perfect blend of modern design, functionality, and comfort. The open-concept main floor features a stylish kitchen with a large island, stone counters, and designer finishes, flowing seamlessly into the bright living and dining areas – perfect for both entertaining and everyday living.

Upstairs, the spacious primary suite boasts vaulted ceilings, large windows, a closet, and a private ensuite. Two additional bedrooms, a full bathroom, and convenient upper-level stacked laundry and closet complete the second floor.

The fully finished basement adds even more versatility with a large rec room, a fourth bedroom, and another full bathroom – an ideal space for guests, teens, or a home office. Step outside to your private, fully fenced backyard for your fur baby – a rare find in townhome living! Perfect for kids, pets, or quiet evenings. This end unit also includes central A/C, plenty of natural light, and an assigned parking stall right outside.

Situated across from a playground with views from your living room window, and right by tons of visitor parking and the mailboxes, this location can't be beat. Enjoy all that Sage Hill has to offer with its ever-growing amenities at Creekside, plus quick access to Stoney Trail for an easy commute anywhere in the city.



With so few units like this available, this home checks all the boxes – don't miss your chance!

Built in 2018

Essential Information

MLS® #	A2254236
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,282
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	805 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K3

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings, Tankless Water Heater

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	M-1 d60

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.