

# \$789,900 - 188 Sage Hill Heights Nw, Calgary

MLS® #A2243175

**\$789,900**

3 Bedroom, 3.00 Bathroom, 2,214 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Discover the final newly constructed detached home available in Sage Hill Crest, NW Calgary. Positioned on a premium corner lot, this residence features a sunny walkout basement and is equipped with rough-ins for a potential future development (subject to City of Calgary approval). Large windows and an elevated location offer abundant natural light throughout. The open-concept main floor includes a modern kitchen, electric fireplace, and a dedicated office space. The upper level features a central bonus room with architectural detailing, separating the primary bedroom from two secondary bedrooms. This home is conveniently located within a 5-minute walk of T&T Supermarket, Walmart, and a variety of retail shops and restaurants. Nearby amenities also include walking paths and a proposed City of Calgary transit hub and library down the road. Live in a vibrant, established community that's almost completely developed!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243175  |
| Price      | \$789,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,214       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 188 Sage Hill Heights Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 2A5                  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                          |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Decorative, Electric                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Unfinished, Walk-Out                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Awning(s)                       |
| Lot Description   | Back Yard, Street Lighting      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 34              |
| Zoning         | R-G             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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