# \$439,900 - 307, 201 Sage Hill Heights Nw, Calgary

MLS® #A2211078

## \$439,900

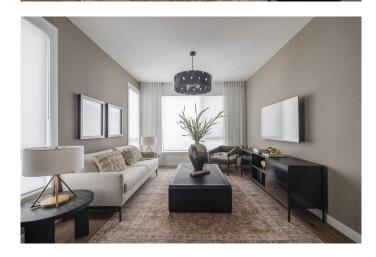
2 Bedroom, 3.00 Bathroom, 1,093 sqft Residential on 0.00 Acres

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 \$439,900

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 No Animal Home, No Smoking Home, Quartz Counters, Breakfast Bar Appliances Electric Stove, Microwave Hood Fan, ENERGY STAR Qualified

Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified

Refrigerator, ENERGY STAR Qualified Washer

Heating ENERGY STAR Qualified Equipment, Natural Gas

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 19

Zoning MC-2

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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