

# \$559,900 - 51 Sage Meadows Circle Nw, Calgary

MLS® #A2211471

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

**\*\*BELIEVE IT OR NOT!!\*\*AMAZING VALUE AND PRICE\*\*INDOOR PARKING FOR TWO CARS - SIDE BY SIDE DOUBLE CAR GARAGE\*\*** This trendy 3-story townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! Away from the crazy busy & nosier Sage Hill transportation corridor with quick and Easy building access via Symons Valley Road. The ground floor displays a sizeable main entrance with a den/office, storage, and fast access to your garage. The spacious upper main living area includes high 9' ceilings, beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops/an upgraded kitchen backsplash/ceiling high cabinets/a central island with a flush eating bar & an upgraded stainless steel appliances. A sizeable outdoor balcony is off the family-approved dining room and offers a covered BBQ area with a gas line. The upper floor features 3 good-sized bedrooms, 2 full bathrooms, and a laundry area with a side-by-side washer and dryer. **BONUS:** The primary bedroom layout features 14' soaring vaulted ceilings, a private 5-piece ensuite & big walk-in closet. This trendy townhome with a modern dÃ©cor palette has everything you need with a functional yet stylish layout. A quick MAY 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!



Built in 2019

## Essential Information

MLS® #	A2211471
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	51 Sage Meadows Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

## Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated, Side By Side
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 13th, 2025
Days on Market	21
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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