

\$639,900 - 60 Sage Hill Point Nw, Calgary

MLS® #A2265466

\$639,900

3 Bedroom, 3.00 Bathroom, 1,556 sqft
Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

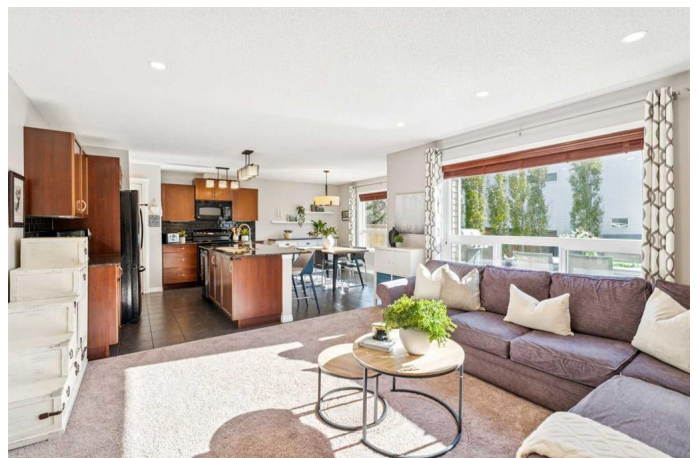
OPEN HOUSE SUNDAY 12PM - 2PM -

Welcome to this beautifully maintained HALF DUPLEX located on a quiet CUL-DE-SAC in the sought-after community of Sage Hill. With a DOUBLE ATTACHED GARAGE and a BRAND NEW ROOF, VINYL SIDING, and soon-to-be-replaced eavestroughs, this home offers both peace of mind and exceptional curb appeal.

Step inside to an inviting main floor featuring a functional layout and a well-appointed kitchen with GRANITE COUNTERTOPS and a PANTRY, ideal for home chefs. The OPEN-CONCEPT design seamlessly connects the kitchen, dining, and living areas, creating the perfect space for everyday living and entertaining.

Upstairs, you'll find three spacious bedrooms that all have WALK-IN CLOSETS, including the primary bedroom complete with a CEILING FAN, 4-piece ENSUITE with a SOAKING TUB and STAND ALONE SHOWER. The convenient UPPER-FLOOR LAUNDRY makes chores a breeze, while the main 4-piece guest bathroom features stylish QUARTZ COUNTERTOPS.

The FULLY FINISHED BASEMENT offers a versatile REC ROOM, perfect for movie nights, a home gym, or play area. There's also a BATHROOM ROUGH-IN where the storage shelves are located, along with BASEBOARD HEATING to keep the lower level cozy



year-round.

Enjoy the outdoors in your HUGE, SOUTH-FACING, PIE-SHAPED BACKYARD—a true retreat with lots of TREES, a PRIVACY SCREEN, OUTDOOR SHED, and PLAY SET, offering plenty of space for kids, pets, and gatherings.

Additional features include AIR CONDITIONING and a NEW HOT WATER TANK (2023) for year-round comfort and efficiency.

Ideally located near pathways, parks, and shopping amenities, this Sage Hill gem is the perfect blend of comfort, function, and family living.

Built in 2009

Essential Information

MLS® #	A2265466
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	60 Sage Hill Point Nw
Community	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Pie Shaped Lot, Treed
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	R-2M

Listing Details

Listing Office	eXp Realty
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