

# \$599,999 - 29 Sage Hill Court Nw, Calgary

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MLS® #A2261219

**\$599,999**

3 Bedroom, 3.00 Bathroom, 1,505 sqft  
Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

Welcome to 29 Sage Hill Court – one of the BEST-PRICED homes in the highly desirable community of Sage Hill! This 1,505 SQFT property offers incredible value with 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE, making it the perfect choice for FIRST-TIME HOME BUYERS or anyone looking for a move-in-ready home with long-term potential.

Sitting on a LARGE PIE-SHAPED LOT in a QUIET CUL-DE-SAC, this home is not only well maintained but also loaded with thoughtful UPGRADES. From the moment you arrive, you™ll notice the NEW SIDING, NEW ROOF, BEAUTIFULLY LANDSCAPED YARD, and a RELATIVELY NEW BUILT DECK – ideal for summer gatherings. Inside, upgrades like RAISED COUNTERTOPS in the master ensuite, RAISED SHOWER FIXTURES, CENTRAL VAC ROUGH-IN, COFFERED CEILING in the living room, and BRAND-NEW CARPET add to the comfort and style.

The BASEMENT with PLUMBING ROUGH-INS offers plenty of potential for future development – a great opportunity to expand as your needs grow. With a HUGE BACKYARD and BACK LANE ACCESS, this home provides space and flexibility rarely seen at this price point.

Location is unbeatable – just minutes to SHOPPING CENTRES, GROCERY STORES,



SCHOOLS, MOVIE THEATRES, and with QUICK ACCESS to STONEY TRAIL, youâ€™ll have convenience at your doorstep.

Clean, move-in ready, and priced to SELL â€” this home offers one of the best opportunities in Sage Hill today. If youâ€™ve been waiting for an affordable home without compromising on upgrades or location, this is the one. Donâ€™t miss your chance!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261219    |
| Price          | \$599,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,505       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 29 Sage Hill Court Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 0H2               |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan, Electric Stove, Microwave Hood, Dishwasher, Washer/Dryer, Bathroom Rough-in, See Remarks |
| Appliances        | Electric Stove, Microwave Hood, Dishwasher, Washer/Dryer                                                             |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 18                   |
| Zoning         | R-G                  |
| HOA Fees       | 120                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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