

# \$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

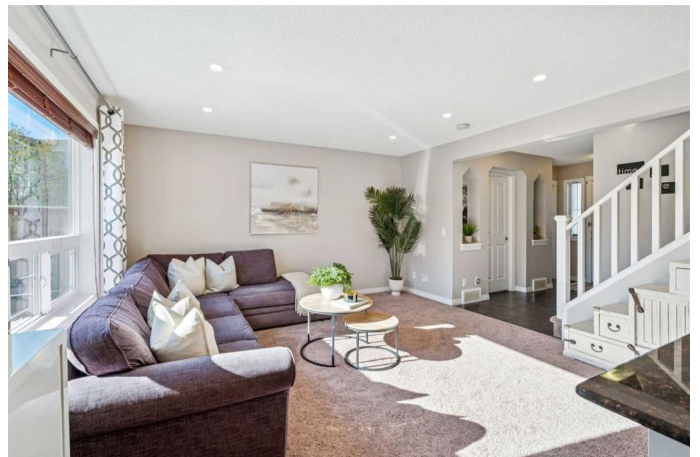
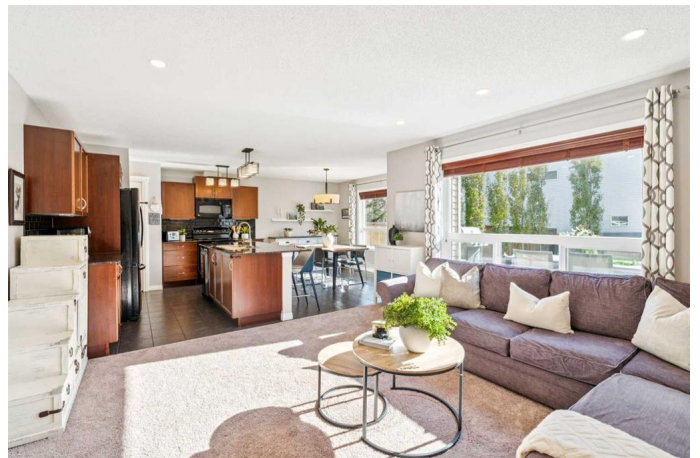
Sage Hill, Calgary, Alberta

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 |
| Subdivision | 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          | 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 | 10                 |
| Zoning         | R-2M               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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