

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

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MLS® #A2261219

**\$599,999**

2 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™ 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	2
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	Bathroom Rough-in, Break
Appliances	Laminate Counters, See Rem
	Electric Stove, Microwave
	Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	September 30th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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