

**245 Sage Hill Rise NW
Calgary, Alberta**
MLS # A2221585

\$589,900

Division:	Sage Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,867 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Vinyl	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to 245 Belgard Townhouse, a brand-new, 3-bedroom townhome in the sought-after community of Sage Hill. This modern unit features an open-concept layout, a chef's kitchen with quartz countertops, spacious dining and living areas, and a private balcony. Upstairs includes 3 bedrooms and 2 full bathrooms. The ground-level entry provides access to a single attached garage and flexible den space—ideal for a home office or mudroom. Enjoy quick access to Costco, T&T Supermarket, Walmart, and the many walking trails and parks that make NW Calgary a top choice for families and investors alike.