

# \$589,900 - 105, 85 Sage Hill Heights Nw, Calgary

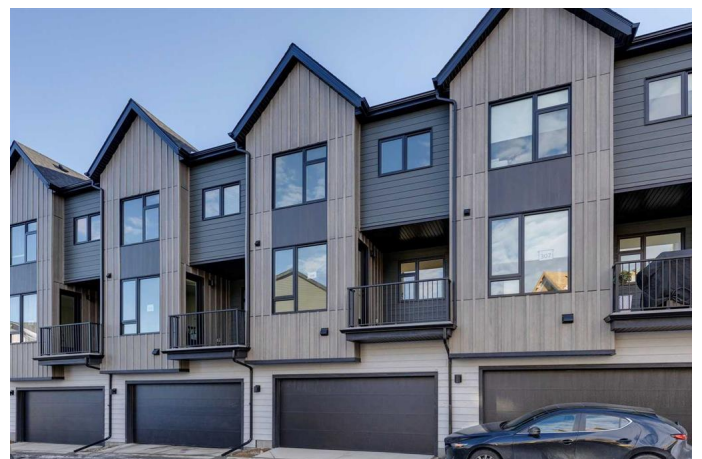
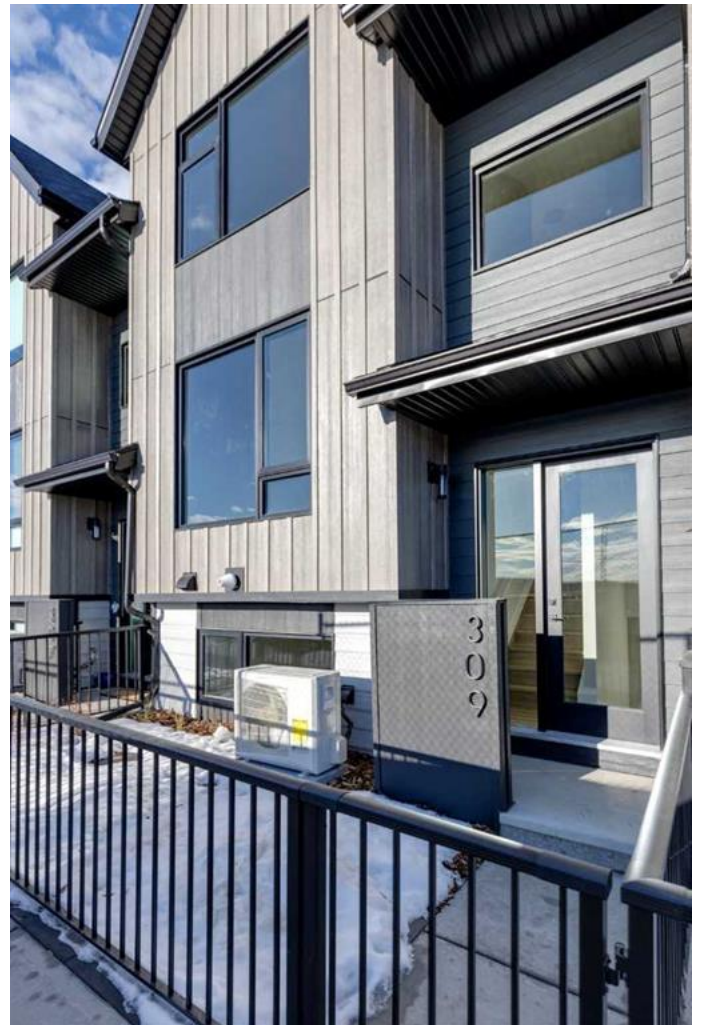
MLS® #A2195061

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,516 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes, Calgary's Multi-Family Builder of the Year for the past four years, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,516 square feet (builder size). This north-facing residence is located next to the ravine which has paved walking paths and direct access to shopping. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful upgraded lighting fixtures. Enjoy the comfort of central air conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees. Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 9x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.



Built in 2025

## Essential Information

MLS® #	A2195061
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

## Community Information

Address	105, 85 Sage Hill Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E5

## Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Rear Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Washer/Dryer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Humidity Control
Cooling	Central Air

# of Stories 3  
Basement None

**Exterior**

Exterior Features Private Entrance, Uncovered  
Lot Description Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame, Cem  
Foundation Poured Concrete



### **Additional Information**

Date Listed February 17th, 2025  
Days on Market 25  
Zoning MC-2

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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