

CALGARY RENTAL MARKET REPORT

SAGE HILL APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	1	\$1395	\$1395	\$1395
Basements	6	\$700	\$1200	\$1000
Condos	6	\$1100	\$1650	\$1416
Duplexes	1	\$2200	\$2200	\$2200
Shared	3	\$600	\$1000	\$750
Townhouses	6	\$1399	\$1900	\$1649
Total Rentals	23	\$600	\$2200	\$1314



\$1650 🏠 🚗 📺 📶 ⚡

Sage Hill, Calgary
Condo | 2 bd | 1 ba | 650 ft²
No pets | Availability: Dec 01
Listing ID 312132



\$1500 utilities not included

4 Sage Hill Terrace Northwest | Sage Hill, C
Condo | 2+Den bd | 2 ba | 750 ft²
Pets Ok | Availability: Immediate
Listing ID 458517



\$1500 🏠 🚗 ⚡

4 Sage Hill Terrace NW | Sage Hill, Calgary
Condo | 2+Den bd | 2 ba | 862 ft²
No pets | Availability: Nov 01
Listing ID 329814



\$1350 🏠 🚗

10 sage hill walk nw | Sage Hill, Calgary
Condo | 1 bd | 1 ba | 472 ft²
Cats Ok | Availability: Nov 09
Listing ID 466106



\$1400 🏠 🚗

298 Sage Meadows Park | Sage Hill, Calgary
Condo | 2 bd | 2 ba | almost 900 ft²
No pets | Availability: Nov 01
Listing ID 440237



\$1100 🏠 🚗

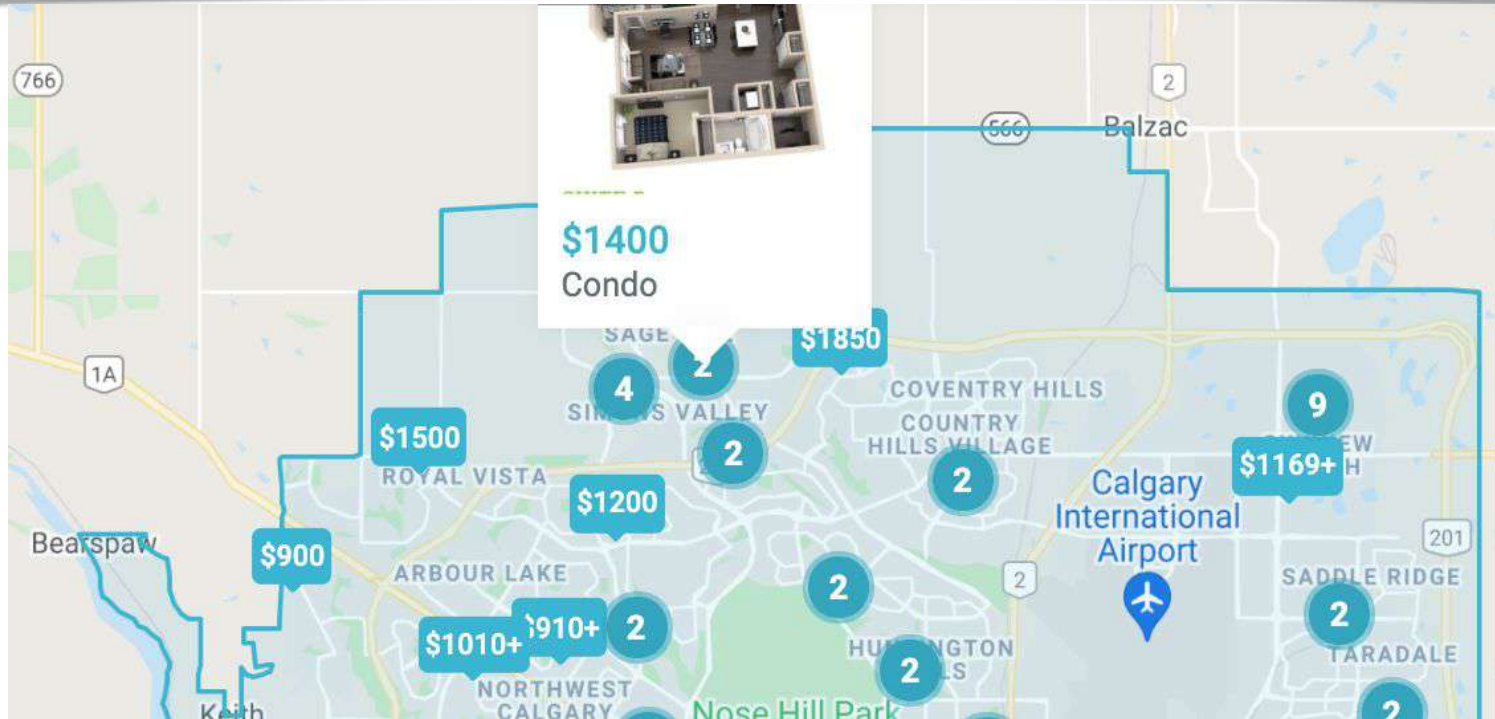
16 Sage Hill Terrace NW | Sage Hill, Calgary
Condo | 1+Den bd | 1 ba | 700 ft²
Pets Ok | Availability: Immediate
Listing ID 149965



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CALGARY RENTAL MARKET REPORT



\$1395

Apartment

80 Sage Hill Road NW



\$1400

Condo

8 Sage Hill Terrace No

About 8 Sage Hill Terrace Northwest

Property Type	Condo	Property Sub-type	No Info
Parking Type	Driveway	Parking Spots	1
Lease Term	1-Year	Short-term	No
Furnished	No	Year Built	2015



A 2 Bed 2 bath+Den main floor unit with an open layout, centre island & a great view of the court yard. Unit is elevated in the rear providing enough clearance for your safety & comfort. Comes with a washer/dryer in suit, 2 separate pantries+guest closet, and a den that can server as an extra storage as well. Unit located ideally close to the main entrance, single parking stall a few steps through the compounds landscaped path & ample street/visitor parking available.



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1 / 15

\$1399

Town House • 1 week ago

2 BED • 1 BATH • 790 FT² • PETS

250 Sage Valley Road Northwest - Calgary, AB



\$1400 - \$1625

Apartment
440 Sherwood BLVD N...



\$1285 - \$1500

Apartment
1540 Sherwood Bouleva...



1 / 12

SUITE B

2 Bedroom + Den
862 Sq.Ft.



\$1400

Condo • 2 months ago

2 BED • 2 BATH • 862 FT² • PETS

8 Sage Hill Terrace Northwest - Calgary, AB

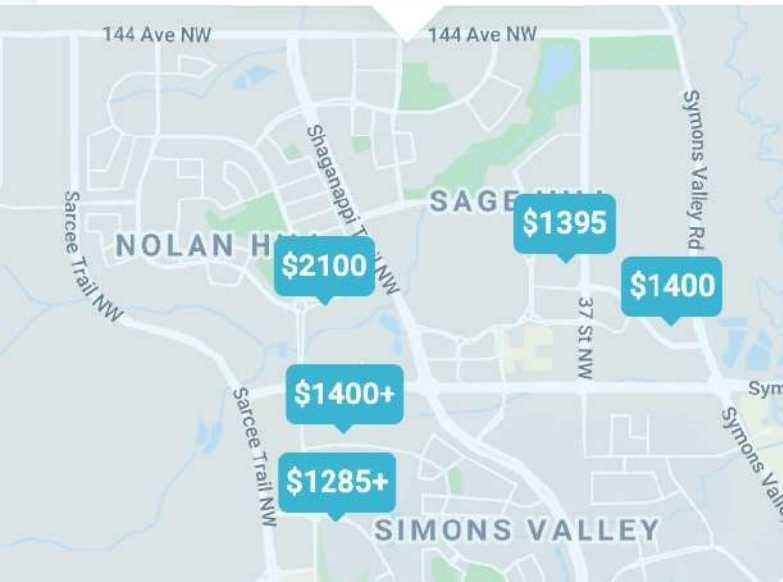
Bedrooms 2

Size 862 FT²

Utilities Included

Heating

Water



CALGARY RENTAL MARKET REPORT



Sage Hill

Sage Hill | Calgary, AB

LISTING ID 312132	PETS No pets
SMOKING Non-smoking	YEAR BUILT 2017
TENANT PARKING Outdoor	LANDLORD ON RENTFASTER SINCE 2015



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1650	\$1650	2 bd	1 ba	650 ft ²	Furnished	Negotiable	Dec 01, 2021
<i>Utilities included: Heat Water Cable Internet Electricity</i>								

NEWLY FURNISHED 2 BEDROOMS CONDO IN SAGE HILL NW (UTILITIES ARE INCLUDED)

Beautiful, modern and **fully furnished 3rd floor** condo with a **beautiful view** in the community of Sage Hill. It has a bathroom, kitchen, living room, parking stall, underground locker room and 2 bedrooms. This suite is perfect for singles or couples. It has 2 queen beds, upgraded stainless steel stove, oven, dishwasher, microwave, pots, pan, dishes, in-suite washer and dryer.

Nearby Walmart, City Market, Costco, Sobeyes with walking distance restaurants and Co-op grocery & etc. Utilities include high speed internet, cable TV, heat, water and electricity.



4 Sage Hill Terrace Northwest

Sage Hill | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID 458517	PETS Cats & dogs negotiable
SMOKING Non-smoking	YEAR BUILT 2016
TENANT PARKING Underground	



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1500	\$1500	2 bd + den	2 ba	750 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

TOP FLOOR - WEST FACING UNIT

Move into the desirable area of Sage Hill, with all local amenities in the area including Walmart,

- * This unit is on the top floor 9ft ceilings, no noise from above and is west facing which gets that nice afternoon sun.
- * The unit has two bedrooms with master ensuite and walk in closet, two baths + den.
- * Stainless steel appliances, quartz countertops, new blinds, heated floors...no carpet!
- * USB plugs in some outlets
- * Full-height cabinets with contemporary kitchen backsplash
- * Heated underground parking - first stall by the elevator with one side covered by the wall giving extra protection from car getting scratched by neighbouring cars.



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Viridian Condos

4 Sage Hill Terrace NW

Sage Hill | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID 329814	PETS No pets
SMOKING Non-smoking	YEAR BUILT 2015
TENANT PARKING Outdoor	LANDLORD ON RENTFASER SINCE 2018



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1500	First Months Rent	2 bd + den	2 ba	862 ft ²	Unfurnished	Long Term	Nov 01, 2021
<i>Utilities Included: Heat Water Electricity</i>								

SPACIOUS 2 BEDROOM, 2 BATH + DEN PARKING STALL LOCATED IN THE NW SAGE HILL

Incentives: all utilities included (excluding electrical)

Available date: to be determined, under construction.

Welcome to Viridian! Located in Sage Hill in the north west of Calgary, walking distance to Sage Hill Crossing (City Market, Walmart, Bottle Depot, Wine & Beyond, Sage Hill Library and more) and Creekside (Tim Hortons, Co-op, Bright Path) Minutes away from Stoney Trail by car, 10 minute drive to Beacon Hill (Costco, Best Buy, Home Depot), 25 minutes drive to Downtown.

Assigned parking stall outdoors with an electrical plug-in, private entry to the back of the unit, accessible to street parking without having to come through the front of the building.



1102 - 298 Sage Meadows Park

Sage Hill | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID 440237	PETS No pets
SMOKING Non-smoking	YEAR BUILT 2020
TENANT PARKING Underground Fee: Included in the rent	



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1400	\$1400	2 bd	2 ba	almost 900	Unfurnished	Long Term	Nov 01, 2021
<i>Utilities Included: Heat Water</i>								

BEAUTIFUL/NEAT 2BEDROOMS/2WASHROOMS

Incentives: curtain rods

BEST CONDO DEVELOPMENT 2021 UNDER BILD AWARDS

BATHROOM HAS BATHTUB) 2 LARGE WALK-IN CLOSETS, UNDERGROUND PARKING, EXTRA STORAGE IN BASEMENT

PATHS, CREEK, VALLEYS NEARBY, MAIN FLOOR VIEW, WITH FENCED GREEN LAWN-SPACE RIGHT IN-FRONT OF OVERSIZED PATIO.



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CALGARY RENTAL MARKET REPORT



10 sage hill walk nw

Sage Hill | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID

466106

SMOKING

Non-smoking

TENANT PARKING

Outdoor

PETS

Cats negotiable | No dogs

YEAR BUILT

2021



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1350	\$1350	1 bd	1 ba	472 ft ²	Unfurnished	Long Term	Nov 09, 2021
<i>Utilities Included: Heat Water</i>								

BRAND NEW 1 BEDROOM IN SAGE HILL WALK

Brand new 1br/1ba Condo - 3rd floor.

Quartz countertops and stainless steel appliances. Comes with in-suite laundry and dish washer.

Designated surface parking. Excellent location right on the edge of Sage Hill Crossing. 1 minute walk to the bus stop.

Rent includes heat, water, sewer, and garbage. Tenant only pays electricity. I get the condo keys on November 8, so all showings will be done from evening of Nov 8



114 - 16 Sage Hill Terrace NW

Sage Hill | Calgary, AB

[Directions](#) | [Street View](#)

Property Managed By:



LISTING ID

149965

SMOKING

Non-smoking

TENANT PARKING

Outdoor

PETS

Cats & dogs negotiable

YEAR BUILT

2016



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1100	\$1100	1 bd + den	1 ba	700 ft ²	Unfurnished	12 months	Immediate
<i>Utilities Included: Heat Water</i>								

1 BEDROOM + DEN CONDO FOR RENT IN SAGE HILL: PET FRIENDLY

Located in the beautiful northwest community of Sage Hill with close and convenient access to many amenities and major roadways. This one bedroom condo is well appointed and in great condition. The unit has an open living area that leads out onto your private balcony which provides ample light for the space as well as a great place to relax when you come home. The kitchen completes the open living area and features stainless steel appliances. There is tons of counter space for both preparing and eating meals and lots of cupboard space for storage. The Den is big enough to use however you need. In-suite laundry.

Great location close to the Creekside Shopping Centre, Beacon Hill, Symons Valley Market. Sage Hill Crossing and new transit hub coming soon. New Walmart and other stores within a 10 min walk. Don't miss out on this opportunity. Make your private showing today.

Heat & Water Included.

CALGARY RENTAL MARKET REPORT

SAGE HILL COMMUNITY OVERVIEW

Community overview from Wikipedia.

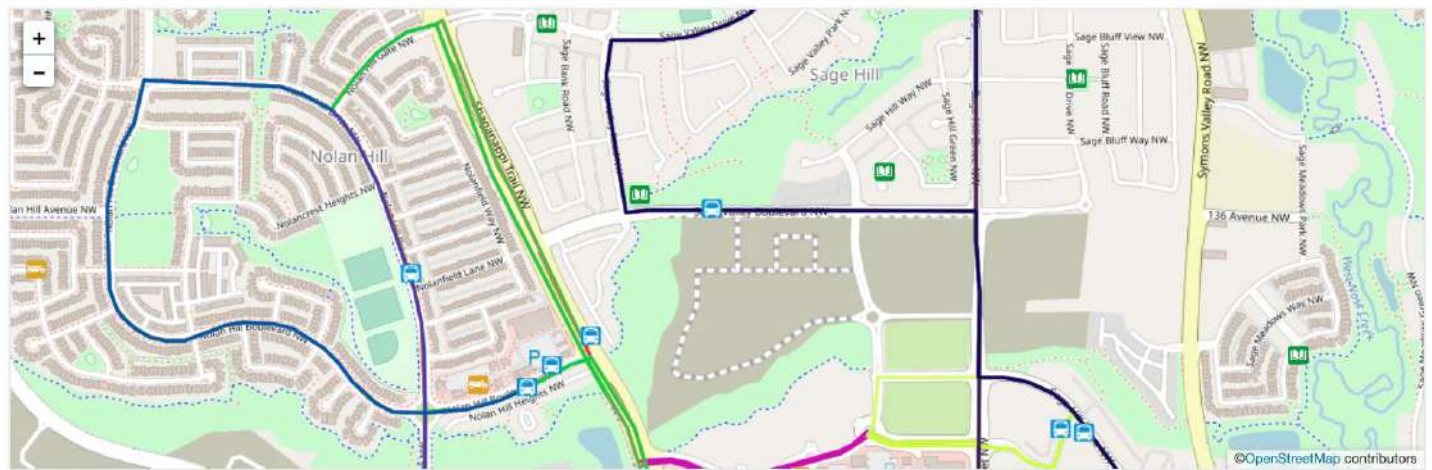
SAGE-HILL CLOSEST BUS ROUTES

ROUTE #	NAME
82	Nolan Hill
115	Symons Valley Parkway
123	Sage Hill/North Pointe Terminal
752	Fowler/SageHill/Kincora
782	H.D. Cartwright/Nolan Hill
795	F.E. Osborne/ SageHill
819	St. Francis/NolanHill/Edgemont

SAGE HILL CLOSEST LRTS

STATION	DISTANCE
Crowfoot CTrain Station	4.4 km
Tuscany CTrain Station	4.65 km
Dalhousie CTrain Station	4.99 km
Brentwood CTrain Station	6.18 km
University CTrain Station	6.68 km

SAGE HILL MAP VIEW



Community data is not guaranteed by RentFaster.ca

- Malls
- Libraries
- Hospitals
- Train Stations
- Colleges
- Airport
- Bus stops
- Schools

BUS ROUTES

- 82 - Nolan Hill
- 752 - Fowler/SageHill/Kincora
- 819 - St. Francis/NolanHill/Edgemont
- 115 - Symons Valley Parkway
- 782 - H.D. Cartwright/Nolan Hill
- 882 - Blessed Marie-Rose / Nolan Hill
- 123 - Sage Hill/North Pointe Terminal
- 795 - F.E. Osborne/ SageHill



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SAGE HILL CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
BrightPath Sage Hill 71 Sage Hill Passage Northwest, Calgary	0.62 km
Kaleidoscope Kids Preschool 8 Nolan Hill Boulevard Northwest # 212, Calgary	0.68 km
BrightPath Creekside 12630 Symons Valley Road Northwest, Calgary	1.62 km
Kallos Studio 229 Nolancrest Circle Northwest, Calgary	1.66 km
GOLFTEC Calgary Beacon Heights 12024 Sarcee Trail Northwest Unit 240, Calgary	1.78 km
iExplorers Montessori 11640 Sarcee Trail Northwest, Calgary	2.18 km
Kenneth D. Taylor School Calgary Board of Education 30 Evanscove Circle Northwest, Calgary	2.57 km
Grey Matter Montessori 2004-2060 Symons Valley Parkway Northwest, Calgary	2.94 km

SAGE HILL CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Little Free Library 20 Sage Valley Road Northwest, Calgary	0.21 km
Little Free Library 97 Sage Hill Court Northwest, Calgary	0.44 km
Little Free Library 324 Sage Valley Drive Northwest, Calgary	0.67 km
Sage Hill Library 19 Sage Hill Passage Northwest, Calgary	0.77 km
Little Free Library 42 Sage Bluff Gate Northwest, Calgary	0.96 km
Little Free Library 217 Sage Meadows Circle Northwest, Calgary	1.45 km
University of Calgary High Density Library - Spy Hill 11711 85 Street Northwest, Calgary	4.80 km

Distances are estimated from a central point within the community.

SAGE HILL DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	12.22 km
Alberta College of Arts and Design (ACAD)	12.94 km
Ambrose University College	14.84 km
Bow Valley College	15.71 km
Calgary Airport	11.02 km
Calgary Zoo	16.80 km
Chinook Centre Mall	20.51 km
City Hall	15.83 km
Cross Iron Mills	16.56 km
Deerfoot Mall	10.66 km
Devry Institute of Tech	17.75 km
Downtown Calgary	14.81 km

LANDMARK	DISTANCE
Foothills Hospital	12.32 km
Market Mall	10.15 km
Mount Royal University	18.28 km
Peter Lougheed Hospital	15.83 km
Rocky Mountain College	9.62 km
Rockyview Hospital	20.86 km
SAIT	13.06 km
South Health Campus	35.50 km
Southcentre Mall	25.58 km
Sunridge Mall	16.08 km
University of Calgary	10.90 km

Distances are estimated from a central point within the community.

NEIGHBORING COMMUNITIES

Citadel	Hamptons	Hidden Valley	Nolan Hill
Edgemont	Hanson Ranch	Kincora	Panorama Hills
Evanston	Hawkwood	MacEwan	Sherwood