$528,888 - 1324 Sage Hill Grove Nw, Calgary
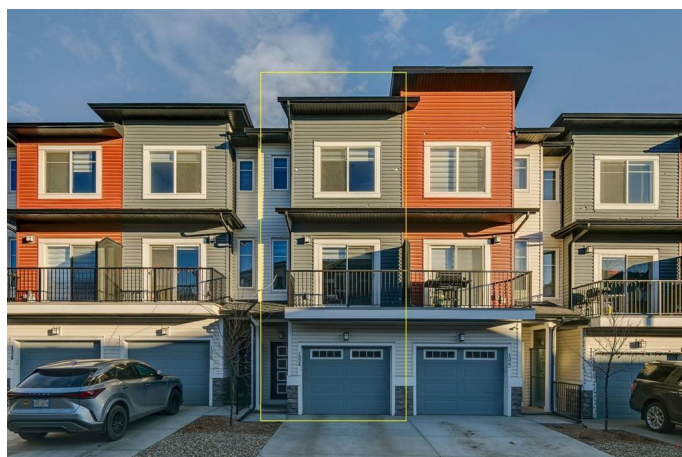
MLS® #A2208192

$528,888

3 Bedroom, 5.00 Bathroom, 1,419 sqft
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Make this delightful townhouse nestled in the vibrant and convenient neighbourhood of Sage Hill in Northwest Calgary yours. This new listing offers 1721 square feet of finished living space- perfect for those seeking a comfortable and modern lifestyle. With a total of 4 bedrooms and 4.5 bathrooms, this home provides ample room for family living and while still having enough space for entertaining guests. The primary bedroom serves as a peaceful retreat accessible on the main floor requiring no stairs and away from the main living area. The additional bedrooms offer versatility for various needs and every room can have its own private bathroom, including the studio style room in the basement. One of the standout features of this property is its prime location: Banks, Dentist, Library, grocery stores (Walmart and T&T), numerous local restaurants, larger fast food chains all are within walking distance or a short drive's away. For those who enjoy the great outdoors, Sage Hill Vista Point park is within easy reach, offering a picturesque setting for leisurely strolls or invigorating jogs. Commuters will appreciate the convenience of the nearby Hamptons Bus Terminal, making travel around the city a breeze. The quality of build in this townhouse is evident, with attention to detail and modern finishes throughout. Parking won't be a concern here with a single attached garage and private driveway. There is also ample street parking close why as well. Having convenience at your door allows you to

focus on the important things in life - like deciding which local attraction to explore next or what to eat for dinner. Whether you're a nature enthusiast, a shopaholic, or somewhere in between, this neighbourhood has something for everyone.

Built in 2024

Essential Information

MLS® #	A2208192
Price	$528,888
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,419
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1324 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A1

Amenities

Amenities	Other, Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	126
Zoning	M-2 d100

Listing Details

Listing Office	Zolo Realty