# \$535,000 - 1207 Sage Hill Grove Nw, Calgary

MLS® #A2208857

## \$535,000

3 Bedroom, 4.00 Bathroom, 1,586 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning townhouse located in the highly sought-after Sage Hill community of Northwest Calgary. Offering a spacious and modern layout, this home is designed for comfortable family living, with ample space for both relaxation and entertaining.

Boasting 3 bedrooms and 3.5 bathrooms, including two luxurious master suites with private en suites, this townhouse provides exceptional functionality. The open-concept kitchen is a chef's dream, featuring sleek stainless-steel appliances and designer cabinetry. With oversized windows and 9-foot ceilings throughout, the home is bathed in natural light, creating an inviting atmosphere.

The ground level includes a versatile flex room ideal for a home office, guest suite, or play area, while the main floor showcases the well-appointed living and dining areas. The convenience of upstairs laundry makes daily tasks a breeze. Additional features include a single-car attached garage, a private driveway, and a spacious deck to enjoy the views of the surrounding green space or ravine.

Located just minutes from essential amenities like shopping, schools, parks, and major transit routes, this townhouse offers an unbeatable combination of luxury, convenience, and location. With easy access to major roads like Stoney Trail and Shaganappi Trail, you'll enjoy quick travel throughout Calgary, while the







nearby commercial developments and outdoor recreation options provide something for everyone.

This move-in ready townhouse is ideal for anyone looking to enjoy a blend of modern living and the charm of Sage Hill. Don't miss outâ€"schedule a viewing today and see for yourself why this is the perfect place to call home!

#### Built in 2022

### **Essential Information**

MLS® # A2208857
Price \$535,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,586 Acres 0.02 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 1207 Sage Hill Grove Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2A2

## **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave,

Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Balcony

Lot Description Level, Paved, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 4th, 2025

Days on Market 14

Zoning M-2

## **Listing Details**

Listing Office Grand Realty

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