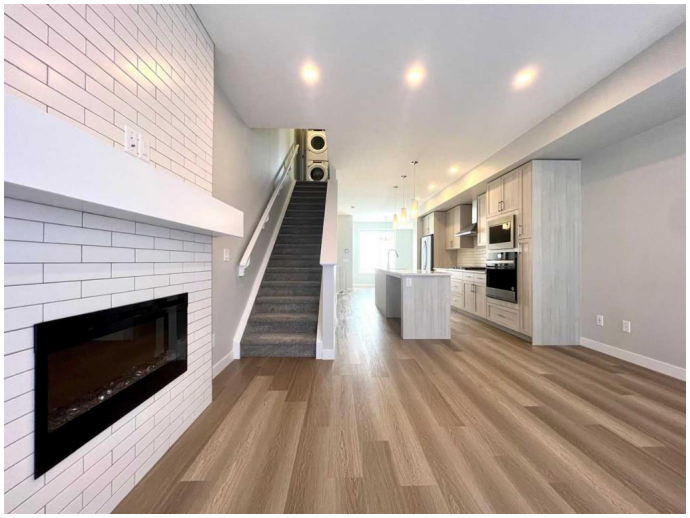
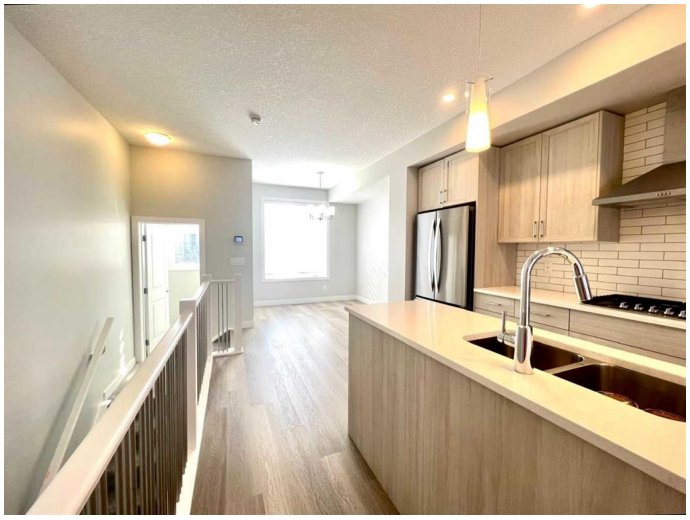
$535,000 - 1207 Sage Hill Grove Nw, Calgary

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 chefâ€™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. Donâ€™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	23
Zoning	M-2

Listing Details

Listing Office	Grand Realty

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