

# \$499,000 - 229 Sage Hill Grove Nw, Calgary

MLS® #A2193431

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,284 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this rare and beautifully designed 3-bedroom, 3.5-bathroom townhouse in the desirable community of Sage Hill with over 1700 sf. of developed space! Featuring one of the most sought-after layouts in the complex, this modern home offers an exceptional design, perfect for families, professionals, or investors. Each of the three spacious bedrooms has its own private ensuite, a rare and highly desirable feature. The primary suite is a true retreat, complete with a luxurious ensuite that includes a double vanity for added convenience. The open-concept main floor is bright and inviting, with quartz countertops, sleek cabinetry, and stainless steel appliances in the kitchen. The upstairs laundry adds convenience, while the single-car garage and additional driveway parking provide ample space for vehicles. A walking and bike path runs directly behind the unit, offering scenic views and easy access to outdoor activities. Enjoy a cozy balcony, perfect for morning coffee or evening relaxation. Located in the vibrant community of Sage Hill, this home is just minutes from shopping, restaurants, parks, and top-rated schools, with easy access to major roadways. Don't miss this rare opportunity—schedule your private showing today!

Built in 2017

## Essential Information



MLS® #	A2193431
Price	\$499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,284
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	229 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

### **Amenities**

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance
Lot Description	No Neighbours Behind, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	55
Zoning	R-2M

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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