

\$475,000 - 455 Sage Hill Grove Nw, Calgary

MLS® #A2200025

\$475,000

2 Bedroom, 3.00 Bathroom, 1,278 sqft
Residential on 0.03 Acres

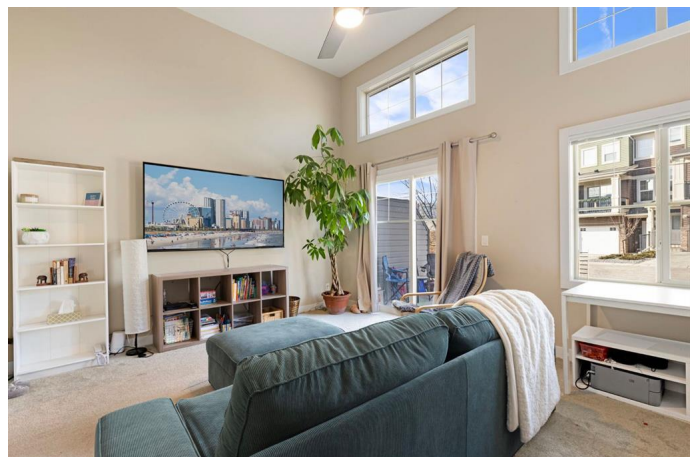
Sage Hill, Calgary, Alberta

Welcome to 455 Sage Hill Grove, NW! This gorgeous end-unit townhome is conveniently located near parks, green spaces, shops, restaurants, and pubs. Upon entering the unit, you are greeted by a large mud room with access to the attached garage, basement and main level. On the main level, you will find a massive family room that boasts floor-to-ceiling windows, access to your private west-facing back patio, 10+ foot ceiling, and a 2-piece bathroom. Head up to the second level and find a spacious kitchen featuring a large centre island, quartz countertops, stainless steel appliances, a corner pantry, access to your covered patio and a grand dining area. On the third floor, you will find two fantastic primary bedrooms, each complete with 4-piece ensuites and expansive closet space. The basement has a utility room, storage, a large den, and a plumbed storage closet for an additional washroom if one would like to finish it. Don't miss your chance to call this place home and book your private tour today.

Built in 2016

Essential Information

MLS® #	A2200025
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,278
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	455 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 37

Zoning R-2M

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.