

# \$460,000 - 229 Sage Hill Grove Nw, Calgary

MLS® #A2256557

**\$460,000**

3 Bedroom, 4.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to incredible value in Sage Hill! This stylish and modern townhome offers three spacious bedrooms, each with its own ensuite bathroom—perfect for investors, families, or those who love hosting out-of-town guests. The entry level features a private bedroom with a full ensuite, ideal for guests or a home office. On the next floor, you’ll find a bright and open kitchen and dining area, complete with sleek stainless steel appliances, stone countertops, and plenty of room for entertaining. The living room is filled with natural light and provides direct access to the southwest-facing backyard that backs onto green space and a walking trail—perfect for enjoying sunshine all day long. The top floor boasts two generous primary suites, each with a walk-in closet and private ensuite, along with a conveniently located laundry area featuring a stacked washer and dryer. Situated just minutes from Stoney Trail, this home offers easy access to shopping, dining, Walmart, and Creekside Shopping Centre. With its unbeatable layout and location, this is truly one of the best opportunities Sage Hill has to offer. Contact your favourite Realtor today to book a private showing!

Built in 2017

## Essential Information

MLS® #                   A2256557

Price                     \$460,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,286         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| 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, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                    |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Entrance                                             |
| Lot Description   | Landscaped, Low Maintenance Landscape, No Neighbours Behind, |

|              |                                    |
|--------------|------------------------------------|
|              | Rectangular Lot                    |
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 31                   |
| Zoning         | R-2M                 |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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