# \$519,900 - 168 Sage Hill Grove Nw, Calgary

MLS® #A2195028

#### \$519,900

3 Bedroom, 4.00 Bathroom, 1,426 sqft Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this cozy townhouse nestled in the vibrant Sage Hill community of Northwest Calgary. This townhome has the convenience of an attached garage and a concrete driveway. The living room features HIGH CEILINGS with HUGE windows for lots of natural sunlight and it leads out to the huge deck. The kitchen has granite countertops, stainless steel appliances, a huge center island. There are two master suites, each with its own 4-pcs ensuites bathroom. The basement is fully finished with a bedroom and a full bathroom. The location is super convenient with easy access to major arteries like Stoney and Shaganappi Trail, amenities with more commercial development soon, and just minutes away to T&T Supermarket, Walmart and Costco.



Built in 2018

#### **Essential Information**

| MLS® #         | A2195028  |
|----------------|-----------|
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,426     |
| Acres          | 0.03      |
| Year Built     | 2018      |

TypeResidentialSub-TypeRow/TownhouseStyle4 Level SplitStatusActive

## **Community Information**

| Address     | 168 Sage Hill Grove Nw |
|-------------|------------------------|
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0Z8                |
|             |                        |

### Amenities

| Amenities      | None                   |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

| Interior Features | Kitchen Island   |
|-------------------|--|
| Appliances        | Dishwasher, Garage Contro<br>Stove(s), Washer/Dryer Stac |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

#### Exterior

| Exterior Features | Balcony             |
|-------------------|---------------------|
| Lot Description   | Interior Lot        |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

#### **Additional Information**

| Date Listed    | March 9th, 2025 |
|----------------|-----------------|
| Days on Market | 26              |
| Zoning         | R-2M            |





#### **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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