1213 Sage Hill Grove NW

Calgary | Active | MLS® A2341705

$449,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2022**	**1,587.6 sq. ft.**

Your next move starts with a conversation.

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Listed by First Place Realty

A closer look

Welcome to this beautifully appointed 1,587.6 sq. ft. townhouse nestled in one of the area's most sought after communities! Backing directly onto a peaceful green space, this bright and spacious home offers the perfect blend of comfort, style, and convenience. The open-concept main floor is flooded with natural light and a functional layout that's ideal for both everyday living and entertaining. The kitchen features Whirlpool appliances as well as a gas ranged stove and quartz counter-tops. With low condo fees, this home offers exceptional value without compromising on quality. Upstairs, you'll find two generously sized bedrooms, each complete with its own walk-in closet and ensuite bathrooms. A third bedroom can be found on the main level, also complete with it's own 4 piece ensuite bathroom. Thoughtfully designed with ample storage throughout, there's plenty of room to keep everything organized. Enjoy the tranquility of backing onto green space while being just minutes from everything you need, including shopping, restaurants, schools, parks, playgrounds, walking paths, and automotive services. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers a low-maintenance lifestyle in a vibrant, growing neighborhood. Don't miss your opportunity to own this exceptional townhouse in a well desired location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341705
Bedrooms	3
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,587.6 sq. ft.
Condo Fee:	$254.08

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,097 sq. ft.
Lot Frontage:	15'
Front Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2022 (Age: 4)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	1710143
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Playground, Trash, Visitor Parking
Appliances:	Built-In Gas Range, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 9'2" × 8'9" ·
Main Floor	Kitchen · 14'9" × 10'7" ·
Main Floor	Living Room · 14'1" × 11'7" ·
2nd Floor	Bedroom - Primary · 12'2" × 10'5" ·
2nd Floor	Walk-In Closet · 10'1" × 3'5" ·
2nd Floor	Laundry · 3'2" × 3'2" ·
2nd Floor	Bedroom · 10'6" × 10'1" ·

2nd Floor	Walk-In Closet · 5'11" × 3'8" ·
Lower Level	Entrance · 13'10" × 3'2" ·
Lower Level	Bedroom · 13'1" × 8'2" ·
Basement	Storage · 19' × 14'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2 d100
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1213-sage-hill-grove-nw-calgary-a2341705/

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