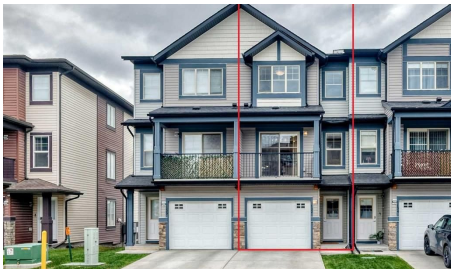
132 Sage Hill Grove NW

Calgary | Active | MLS® A2350065

$429,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2018**	**1,409.7 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the sought-after community of Sage Hill. Offering more than 1,500 sq. ft. of thoughtfully designed living space, this home combines modern finishes with everyday convenience. Two of the bedrooms feature their own private ensuite bathrooms, providing added comfort and flexibility for families or guests. The functional layout includes a spacious single attached garage with ample storage, while the walkout basement opens directly onto a patio, creating seamless access to outdoor living areas. Enjoy summer gatherings on the deck and balcony off the kitchen, or unwind with your morning coffee while taking in the peaceful surroundings. The stylish kitchen is equipped with stone countertops, stainless steel appliances, and a central island that serves as the perfect space for meal preparation and entertaining. For added convenience, the laundry room is located just off the primary bedroom. Ideally situated close to everyday essentials, you'll be just minutes from Costco, Sobeys, Freshco, and T&T Supermarket. Outdoor enthusiasts will appreciate the nearby parks, pathways, and walking trails, while Sage Hill offers a wide range of amenities to meet the needs of the entire family. Some photos were virtually staged

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350065
Bedrooms	3
Bathrooms	3
Year Built	2018
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:	1,409.7 sq. ft.
Condo Fee:	$274.14

Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions
Lot Area:	1,442 sq. ft.
Lot Frontage:	16'½"
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2018 (Age: 8)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1710143
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Park, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Pantry · 4' × 3'8" ·
Main Floor	Kitchen · 15'2" × 8'11" ·
Main Floor	Dining Room · 15'2" × 9'7" ·
Upper Level	Bedroom · 15'2" × 10'5" ·
Upper Level	Bedroom - Primary · 11'10" × 9'10" ·
Upper Level	Laundry · 6'7" × 3' ·
Lower Level	Living Room · 15'2" × 12'8" ·
Lower Level	Entrance · 14'6" × 4'4" ·

Basement	Furnace/Utility Room · 7'8" × 3'1" ·
Basement	Bedroom · 11'10" × 9'3" ·
Basement	Storage · 10'1" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-2M
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/132-sage-hill-grove-nw-calgary-a2350065/

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