403 Sage Hill Grove NW

Calgary | Active | MLS® A2340074

$428,888









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2018**	**1,300.27 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

PRICE REDUCED ***PEACEFUL RAVINE VIEWS l BEST LOCATION IN THE COMPLEX l OVER 1700 SQFT of DEVELOPED LIVING SPACE*** Enjoy the beautiful Sunrise & Sunsets that Calgary has to offer... This spacious 3-bedroom townhouse is perfectly positioned to capture natural light from every angle. The thoughtfully designed layout includes 3 BED / 2.5 BATH + SINGLE ATTACHED GARAGE + DRIVEWAY + PATIO w/ WEST FACING RAVINE VIEW + UPPER FLOOR DOUBLE MASTER BEDROOM SETUP. (FLOORPLAN IN PICTURES) The location within the complex is extremely elite and easily accessible from the community entry. With an exceptional east & west-facing orientation, sunlight pours through expansive windows throughout the day, creating bright, airy living spaces that feel both warm and welcoming without directly facing or looking into neighboring townhomes. EVERY window has light pouring in which is the most special feature. This unit has been well kept by the original owner & is ready for a new owner. Close to all amenities, shopping, schools, parks & golf + quick access to Stoney Trail, airport and only & 20 minutes to downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340074
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:	2 Storey
Total Living Area:	1,300.27 sq. ft.
Main Level Finished Area:	651.18 sq. ft.

Below Grade Finished Area:	439.8 sq. ft.
Condo Fee:	$280.83
Condo Fee Includes:	Amenities of HOA/Condo, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	1,302 sq. ft.
Lot Frontage:	16' 1/8 "
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
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
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 15'2" × 13'6" ·
Main Floor	Kitchen · 12' × 10' ·
Main Floor	Dining Room · 10'2" × 8'1" ·
Main Floor	Laundry · 6'6" × 3' ·
Upper Level	Bedroom - Primary · 15'2" × 10'1" ·
Upper Level	Bedroom · 12'8" × 9'10" ·

Lower Level	Foyer · 14' × 4' ·
Lower Level	Bedroom · 14'5" × 12'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-2M
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-sage-hill-grove-nw-calgary-a2340074/

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