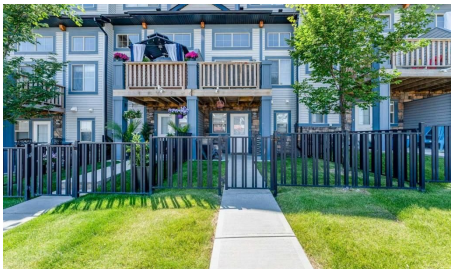
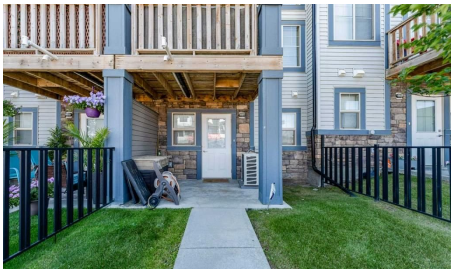
416 Sage Hill Grove NW

Calgary | Active | MLS® A2348200

$440,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,394.67 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

WELCOME TO 416 SAGE HILL GROVE NW - A DISTINCTIVE, MULTI-LEVEL HOME THAT OFFERS SPACE, PRIVACY, AND A LAYOUT DESIGNED TO SEPARATE EVERYDAY LIVING FROM THE BEDROOMS! This thoughtfully designed home stands out with its FOUR-LEVEL ABOVE-GRADE LAYOUT, providing a unique sense of space and separation that is ideal for buyers looking for more than the typical townhome floor plan. Step inside to a welcoming foyer with direct access to the ATTACHED GARAGE, offering approximately 203 SQ. FT. OF PARKING SPACE and convenient everyday access. From the entry level, the home opens upward into a bright and functional living area featuring a SPACIOUS LIVING ROOM, approximately 15'3" x 12'8", along with a convenient 2-PIECE BATHROOM. Continue to the next level where the KITCHEN AND DINING AREA create a comfortable space for everyday meals and entertaining. The kitchen measures approximately 15'2" x 9'11" and is complemented by a generous dining area measuring approximately 15'2" x 8'8". A PANTRY provides additional storage, while the BALCONY extends the living space outdoors. The upper level is dedicated to PRIVATE BEDROOM ACCOMMODATION, making the layout especially appealing for households that appreciate separation between entertaining and sleeping areas. The PRIMARY BEDROOM offers approximately 147 sq. ft. of space and is complemented by a WALK-IN CLOSET AND 4-PIECE ENSUITE. A second bedroom and another 4-PIECE ENSUITE provide additional comfort and privacy. The LOWER-LEVEL BEDROOM adds another valuable dimension to the floor plan, with approximately 150 sq. ft. of space, along with a closet, storage and utility areas. This flexible level can provide an excellent option for a TEENAGER, HOME OFFICE, GUEST ROOM, OR PRIVATE PERSONAL SPACE, depending on the buyer's needs. One of the key advantages of this property is its FUNCTIONAL FOUR-LEVEL DESIGN, offering greater separation between the main living areas and bedrooms than many conventional layouts. Instead of having all major living spaces concentrated on one or two floors, this home provides distinct areas for ENTRY, LIVING, KITCHEN & DINING, BEDROOMS, AND ADDITIONAL LOWER-LEVEL SPACE. With an ATTACHED GARAGE, BALCONY, PANTRY, WALK-IN CLOSET, THREE BEDROOMS, TWO 4-PIECE ENSUITES, ADDITIONAL 2-PIECE BATH, AND MULTI-LEVEL FLOOR PLAN, 416 Sage Hill Grove offers a combination of functionality and privacy that is well suited to homeowners who want something different from the typical Sage Hill townhome. A UNIQUE LAYOUT, MULTIPLE PRIVATE LEVELS, AND A CONVENIENT SAGE HILL LOCATION - THIS IS A HOME WORTH SEEING IN PERSON TO FULLY APPRECIATE THE SPACE AND DESIGN!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348200
Bedrooms	3
Bathrooms	3
Year Built	2016
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:	1,394.67 sq. ft.
Main Level Finished Area:	133.62 sq. ft.
Below Grade Finished Area:	291.62 sq. ft.
Condo Fee:	$274.14
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,270 sq. ft.
Lot Frontage:	16'½"
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2016 (Age: 10)
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, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Playground, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 14'4" × 4'3" ·
Main Floor	Hall · 6'10" × 3'7" ·
2nd Floor	Living Room · 15'3" × 12'8" ·
3rd Floor	Dining Room · 15'2" × 8'8" ·
3rd Floor	Kitchen · 15'2" × 9'11" ·
3rd Floor	Pantry · 4'1" × 3'8" ·
4th Floor	Bedroom · 11'9" × 9'10" ·
4th Floor	Bedroom - Primary · 15'2" × 10'4" ·
4th Floor	Walk-In Closet · 19' × 0' ·
4th Floor	Laundry · 6'6" × 3'1" ·
Basement	Bedroom · 14'5" × 11'9" ·
Basement	Furnace/Utility Room · 7'8" × 2'11" ·
Basement	Storage · 5'2" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N

Zoning:	R-2M
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/416-sage-hill-grove-nw-calgary-a2348200/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.