434 Sage Hill Grove NW

Calgary | Active | MLS® A2347346

$419,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2016**	**1,428.3 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Seller Direct Real Estate

A closer look

Shows like a showhome! Impeccably maintained and fully upgraded, this stunning 2-bedroom, 2.5-bathroom townhome at 434 Sage Hill Grove NW offers exceptional style, comfort, and functionality in a peaceful natural setting. The main level features soaring 12-foot living room ceilings for a bright, spacious atmosphere, plus a modern kitchen with stainless steel appliances. Upstairs, you'll find two generous bedrooms, each with its own ensuite bathroom and custom California closets. Upper-floor laundry and ample storage add everyday convenience.

The fully finished lower level provides a bright and versatile flex space, ideal for a home office, guest area, gym, or additional bedroom. Thoughtful upgrades include central air conditioning, modern railings and doors, and a clean neutral colour palette that is fresh, welcoming, and move-in ready. An attached garage and private driveway offer parking for two vehicles, while ample visitor parking is conveniently located directly outside the home.

Enjoy a serene backdrop while remaining just minutes from Sage Hill Crossing, schools, grocery stores, coffee shops, and major routes. This exceptional townhome offers low-maintenance living with the space, upgrades, and location today's buyers want.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347346
Bedrooms	2
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:	4 Level Split

Total Living Area:	1,428.3 sq. ft.
Condo Fee:	$274.14
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Lot Area:	1,291 sq. ft.
Lot Frontage:	16'4"
Front Exposure:	Southwest
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1710143
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt

Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Sep. HVAC Units
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	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:	Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen With Eating Area · 15'2" × 10'3" ·
Main Floor	Dining Room · 15'2" × 10'5" ·
Main Floor	Balcony · 10'6" × 5' ·
Main Floor	Entrance · 14'6" × 4'5" ·
2nd Floor	Bedroom · 11'10" × 9'11" ·
2nd Floor	Walk-In Closet · 4'11" × 4' ·

2nd Floor	Bedroom - Primary · 15'2" × 10'7" ·
2nd Floor	Laundry · 6'10" × 3'2" ·
Lower Level	Living Room · 15'2" × 12'8" ·
Lower Level	Balcony · 9'5" × 7'8" ·
Basement	Other · 21'10" × 4'5" ·
Basement	Furnace/Utility Room · 7'7" × 3'1" ·
Basement	Flex Space · 14'6" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-2M
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/434-sage-hill-grove-nw-calgary-a2347346/

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