530 Sage Hill Grove NW

Calgary | Active | MLS® A2347385

$429,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,296.34 sq. ft.**

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Listed by CIR Realty

A closer look

Three bedrooms, each with the opportunity for its own ensuite. The finished lower-level bedroom has an attached space already roughed-in for plumbing, ready to finish as a full bathroom. Backing onto a walking path, this owner-occupied townhome offers nearly 1,600 sq. ft. of total living space, including the finished lower level, with three bedrooms and 2.5 bathrooms in the established community of Sage Hill. Welcome to 530 Sage Hill Grove NW, where a thoughtful layout combines comfortable gathering spaces with room for privacy. Two spacious upper-level bedrooms each feature a private four-piece ensuite, with a walk-in closet in one bedroom and conveniently located upper-floor laundry. The main living level features a kitchen with an eating bar and adjoining dining area, offering space to prepare meals, gather and entertain. A separate living room opens onto the rear deck overlooking the walking path, a welcoming spot for morning coffee or unwinding at the end of the day. A two-piece bathroom completes this level. Downstairs, the bedroom and its roughed-in bathroom space offer flexibility for guests, a teen, extended family or a home office, with nearby storage and access to the single attached garage. Enjoy walking paths just behind your home, nearby shopping and restaurants, and convenient access to major routes around Calgary. A much-loved home, ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347385
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:	1,296.34 sq. ft.

Main Level Finished Area:	654.51 sq. ft.
Upper Level Finished Area:	641.83 sq. ft.
Below Grade Finished Area:	423.52 sq. ft.
Condo Fee:	$280.83
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,238 sq. ft.
Lot Frontage:	16'½"
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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:	1
Plan:	1710143
Heating:	Forced Air, Natural Gas
Basement:	Partial, 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, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	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:	Park, Playground, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Storage · 7'1" × 5' ·
Main Floor	Furnace/Utility Room · 6'9" × 6'8" ·
2nd Floor	Dining Room · 15'3" × 8'5" ·
2nd Floor	Living Room · 15'3" × 13'7" ·

3rd Floor	Bedroom · 12'8" × 9'10" ·
3rd Floor	Bedroom - Primary · 18'6" × 15'2" ·
Lower Level	Bedroom · 13' × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, Vinyl Windows
Exterior Features:	Playground
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
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/530-sage-hill-grove-nw-calgary-a2347385/

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