712 Sage Hill Grove NW

Calgary | Active | MLS® A2348754

$449,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2022**	**1,590.38 sq. ft.**

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Listed by Grand Realty

A closer look

Welcome to 712 Sage Hill Grove NW! This modern 2022-built townhouse offers 1,590.38 sq. ft. of above-grade living space, 4 bedrooms, 4.5 bathrooms, and 3 private ensuites, making it an excellent option for families, professionals, or multi-generational living. The main level features a versatile bedroom/den with its own 4-piece ensuite, along with access to the attached garage. Upstairs, the bright and open living level features a spacious living room, dining area, modern kitchen, 2-piece powder room, and outdoor deck space-perfect for everyday living and entertaining. The third level offers the primary bedroom with private ensuite, an additional bedroom with its own ensuite, and convenient laundry. The partially finished basement adds even more functional space with a recreation room, 4-piece bathroom, and additional storage/undeveloped area. Located in the desirable community of Sage Hill, this home is close to shopping, schools, parks, pathways, transit, and major roadways

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348754
Bedrooms	4
Bathrooms	5
Year Built	2022
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:	Townhouse
Total Living Area:	1,590.38 sq. ft.
Main Level Finished Area:	388.56 sq. ft.
Upper Level Finished Area:	605.11 sq. ft.

Below Grade Finished Area:	388.55 sq. ft.
Condo Fee:	$247.40
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	1,250 sq. ft.
Lot Frontage:	15'3"
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	1710143
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Trico
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Other
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:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'7" × 8'6" ·
2nd Floor	Living Room · 14'2" × 12' ·
2nd Floor	Dining Room · 9' × 8' ·
2nd Floor	Kitchen · 16'9" × 7'3" ·

3rd Floor	Bedroom - Primary · 11'11" × 10'4" ·
3rd Floor	Bedroom · 10'5" × 10' ·
Basement	Bedroom · 11'10" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Level, Paved, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/712-sage-hill-grove-nw-calgary-a2348754/

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

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