734 Sage Hill Grove NW

Calgary | Active | MLS® A2327652

$419,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2022**	**1,192.26 sq. ft.**

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Listed by Grand Realty

A closer look

Welcome to this stunning townhouse located in the highly sought-after Sage Hill community of Northwest Calgary. Offering a spacious and modern layout, this home is designed for comfortable family living, with ample space for both relaxation and entertaining.

Boasting 3 bedrooms and 2.5 bathrooms, including two luxurious master suites with private en suites, this townhouse provides exceptional functionality. The open-concept kitchen is a chef’s dream, featuring sleek stainless-steel appliances and designer cabinetry. With oversized windows and 9-foot ceilings throughout, the home is bathed in natural light, creating an inviting atmosphere.

The ground level includes a versatile flex room ideal for a home office, guest suite, or play area, while the main floor showcases the well-appointed living and dining areas. The convenience of upstairs laundry makes daily tasks a breeze. Additional features include a single-car attached garage, a private driveway, and a spacious deck to enjoy the views of the surrounding green space or ravine.

Located just minutes from essential amenities like shopping, schools, parks, and major transit routes, this townhouse offers an unbeatable combination of luxury, convenience, and location. With easy access to major roads like Stoney Trail and Shaganappi Trail, you'll enjoy quick travel throughout Calgary, while the nearby commercial developments and outdoor recreation options provide something for everyone.

This move-in ready townhouse is ideal for anyone looking to enjoy a blend of modern living and the charm of Sage Hill. Don’t miss out-schedule a viewing today and see for yourself why this is the perfect place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327652
Bedrooms	3
Bathrooms	3
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:	1,192.26 sq. ft.
Main Level Finished Area:	600.2 sq. ft.
Upper Level Finished Area:	592.06 sq. ft.
Below Grade Finished Area:	390.89 sq. ft.
Condo Fee:	$246.77
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	1,078 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:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2

Plan:	1710143
Heating:	Forced Air, Natural Gas
Basement:	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 · 13'7" × 10'4" ·
Main Floor	Furnace/Utility Room · 5'2" × 4'5" ·
2nd Floor	Living Room · 14'1" × 11'3" ·
2nd Floor	Dining Room · 10'6" × 9'7" ·
2nd Floor	Kitchen · 18'2" × 8'8" ·
3rd Floor	Bedroom - Primary · 11'11" × 10'10" ·
3rd Floor	Bedroom · 10'5" × 10' ·
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:	Jul 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/734-sage-hill-grove-nw-calgary-a2327652/

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