# \$479,900 - 229 Sage Hill Grove Nw, Calgary

MLS® #A2225008

## \$479,900

3 Bedroom, 4.00 Bathroom, 1,281 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Get ready to fall in love with this rare gem in Sage Hill! This beautifully designed 3-bedroom, 3.5-bathroom townhome spans nearly 1700 sq ft of developed space and offers one of the complex's most desirable layouts. It's truly perfect for anyone seeking modern comfort and convenience. Every bedroom has its own private ensuite bathroom! The primary ensuite is a true escape, complete with a luxurious double vanity & granite countertops. The main floor is bright, open, and absolutely stunning, featuring a chef's kitchen with granite countertops, sleek cabinetry, and stainless steel appliances. You'll love the practicality of upstairs laundry and the peace of mind with a single-car garage plus extra driveway parking. Step out back to find a walking and bike path directly behind your unit, offering endless outdoor enjoyment. Your private patio is ideal for unwinding after a long day. Living in Sage Hill means you're just moments from everything: shopping, delicious restaurants, beautiful parks, and top-rated schools, all with incredibly easy access to major roadways. This is a must-see, contact your Realtor to schedule a tour, and if you're not working with one let me know and I'll be happy to show you the property.







Built in 2019

#### **Essential Information**

MLS® # A2225008 Price \$479,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1
Square Footage 1,281

Acres 0.00 Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 229 Sage Hill Grove Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z8

### **Amenities**

Amenities Park, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Landscaped, Low Maintenance Landscape, No Neighbours Behind,

Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 68

Zoning R-2M

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.