

# \$475,000 - 455 Sage Hill Grove Nw, Calgary

MLS® #A2200025

**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.03 Acres

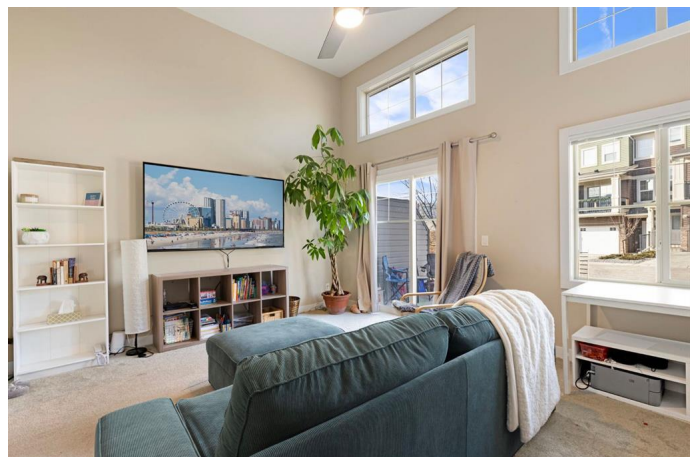
Sage Hill, Calgary, Alberta

Welcome to 455 Sage Hill Grove, NW! This gorgeous end-unit townhome is conveniently located near parks, green spaces, shops, restaurants, and pubs. Upon entering the unit, you are greeted by a large mud room with access to the attached garage, basement and main level. On the main level, you will find a massive family room that boasts floor-to-ceiling windows, access to your private west-facing back patio, 10+ foot ceiling, and a 2-piece bathroom. Head up to the second level and find a spacious kitchen featuring a large centre island, quartz countertops, stainless steel appliances, a corner pantry, access to your covered patio and a grand dining area. On the third floor, you will find two fantastic primary bedrooms, each complete with 4-piece ensuites and expansive closet space. The basement has a utility room, storage, a large den, and a plumbed storage closet for an additional washroom if one would like to finish it. Don't miss your chance to call this place home and book your private tour today.

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2200025  |
| Price      | \$475,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 455 Sage Hill Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0Z8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                       |
| Heating           | Central                                                                                                             |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Partially Finished, Partial                                                                                         |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                           |
| Lot Description   | Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Mixed                                                                               |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 6th, 2025  
Days on Market                44  
Zoning                              R-2M

**Listing Details**

Listing Office                    Real Broker

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