

\$449,000 - 223 Sage Hill Grove Nw, Calgary

MLS® #A2083205

\$449,000

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Improved Pricing - Beautifully maintained and modernly designed townhome in an unsurpassable location backing onto a green space and extensive walking pathway system. With over 1550 sqft finished living space, freshly painted in a neutral colour pallet this lovely home is vacant and move-in ready! Pull into your insulated and drywalled garage and proceed into the entry level where a bedroom serves as a private guest space, home office or gym. The main floor is a causally elegant retreat with grand 9'™ ceilings and loads of natural light. Inviting relaxation is the living room with patio sliders and an extra window showcasing green space and backyard views. The crisp white kitchen inspires culinary adventures featuring stone countertops, stainless steel appliances, a pantry for extra storage and a breakfast bar island to gather around. Designer lighting, extra windows and even space for a china cabinet highlight the adjacent dining room. A handy powder room completes this level. Dual primary bedrooms adorn the upper level for ultimate privacy. Both are spacious with large closets and private ensuites - dual sinks and an oversized shower in one and a deep soaker tub in the other. Laundry is also conveniently located on this level. The expansive and sunny SW-facing back deck encourages casual barbeques and time spent unwinding, with no rear neighbours to obstruct the tranquil views. Outdoor lovers will enjoy backing onto the pathway that winds around the pond and natural areas throughout



this charming community. A wealth of parks and every amenity, big box stores and diverse restaurants also service this young and vibrant neighbourhood.

Built in 2017

Essential Information

MLS® #	A2083205
Price	\$449,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	223 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Insulated, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	November 12th, 2023
Days on Market	44
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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