

\$424,900 - 18 Sage Hill Common Nw, Calgary

MLS® #A2113359

\$424,900

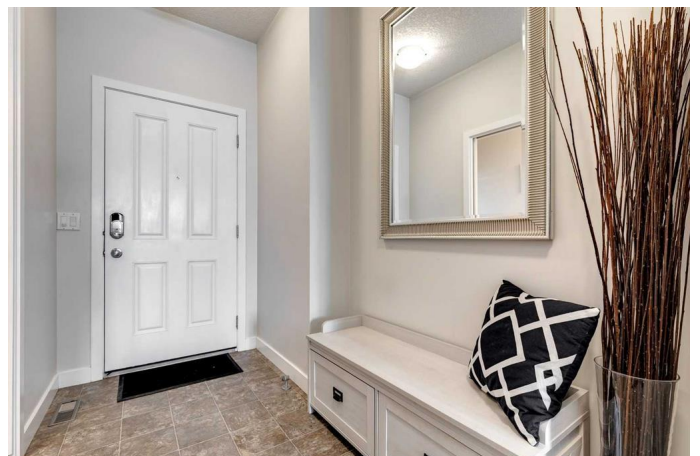
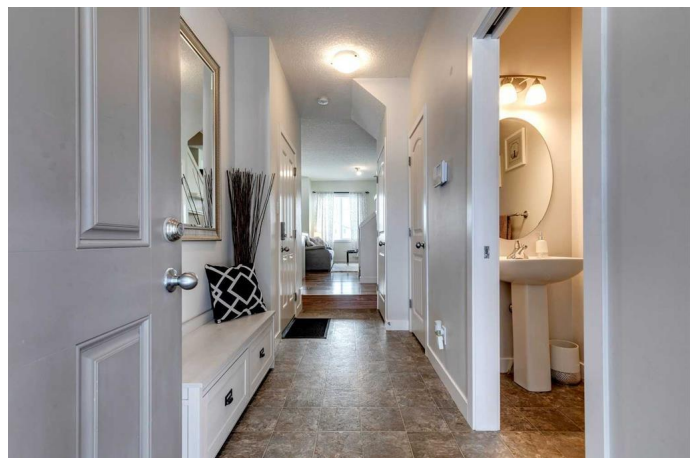
3 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this charming nearly 1,200sqft townhome nestled in the BEAUTIFUL, CONVENIENT, and QUIET community of Sage Hill. This METICULOUSLY MAINTAINED 3 bed, 2.5 bath home comes with an ATTACHED GARAGE, open concept main floor and so much more! Upon entering the home you walk into an OPEN CONCEPT kitchen, dining and living room. Ideal for entertaining family and friends, the main floor is features luxury laminate floors, a two toned kitchen design and updated stainless steal appliances. Conveniently located from the dining room is your East backing raised deck where you will enjoy the morning sunrise with indoor outdoor living flow. Offering 3 very spacious BEDROOMS, this is ideal for a growing family and or is a rare occurrence for a rental property. The primary bedroom can cater to a KING SIZED BED and features a lovely WALK-IN closet and 4 piece bathroom ! The other two bedrooms are perfect for a growing family, office space or guest suites. The upper level is complete with another 4 piece bathroom and a conveniently located upper floor laundry room! You will love this SUNSHINE BASEMENT that basks in the natural light making it ideal for a home gym or develop into a recreation space and 4th bedroom!! The on demand hot water tank, high efficient furnace are just a few of the great features the property has to offer.

Built in 2010



Essential Information

MLS® #	A2113359
Price	\$424,900
Sold Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	18 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J6

Amenities

Amenities	Other
Parking Spaces	1
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Humidifier, Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 11th, 2024
Days on Market	3
Zoning	M-1 d75
HOA Fees	78.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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