

\$499,900 - 514 Sage Hill Grove Nw, Calgary

MLS® #A2127827

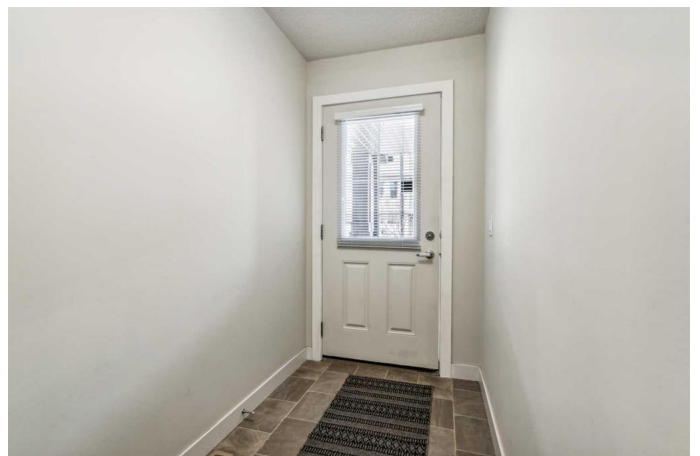
\$499,900

3 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Townhouse with a walkout basement in Sage Hill? This property has one of the best locations in the area - backing onto a green space with three private outdoor spaces and an attached garage! Offering tremendous value at \$499,900 - this 1481 square foot 3 bedroom, 2.5 bath home is the perfect entry point into the ever-growing Calgary home market - stop renting and watch your investment continue to grow. Built in 2016, this home features modern finishes and lots of space including an attached single garage with a full driveway. There is visitor parking nearby too! In this double primary bedroom design, you'll find two large sized bedrooms on the top floor, each with their own private bathroom. The main primary bedroom has ample space for a king sized bed, lots of closet space, and a beautiful ensuite complete with double sinks and granite countertops. The second bedroom is light and bright and looks out onto the green space behind. Nearby you'll find a convenient laundry area complete with a full-sized stacked laundry pair and shelving to the side. In the large kitchen and dining area, you'll find granite countertops, modern cabinets, and a stainless steel appliance package - not to mention access to a balcony via glass sliding doors. The living room features vaulted ceilings and yet another sliding door to a balcony. No matter what time of day, you'll have access to beautiful sunshine and fresh air in this home! Close to the living room there is a conveniently located powder room. The



downstairs is complete with a fully finished bedroom - or use it as an office or rec room. Walk out and enjoy the private patio outside on warm summer nights! With an incredible location in one of Calgary's best suburbs - Sage Hill has all the amenities you need within the community, including shopping, schools, and parks. Sage Hill is located on Calgary's ring road, allowing great access to all quadrants of the city within a 30 minute drive. With Calgary's growing popularity, don't miss buying now while it's still affordable! Call for a private showing!

Built in 2016

Essential Information

MLS® #	A2127827
Price	\$499,900
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	514 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, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 15th, 2024
Days on Market	12
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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