

\$529,900 - 38 Sage Hill Common Nw, Calgary

MLS® #A2133611

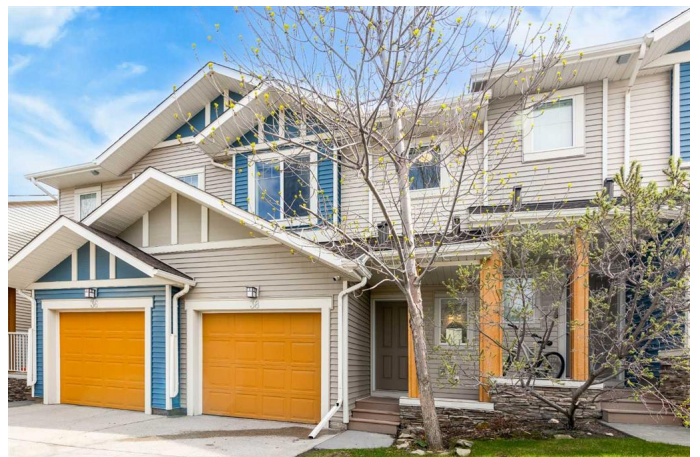
\$529,900

3 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Welcome to this NEWLY RENOVATED TOWNHOME located at the convenient, quiet and beautiful community of Sage Hill. Impressive curb appeal and a modern design blends with a highly functional layout boasting 3 beds / 3 baths and over 1500 sq ft of finished living area. Upon entry this open concept home is exemplified with a 9 FOOT CEILING accentuating an inviting Kitchen/Dining/Living space on the main floor. This home has been extensively upgraded throughout - new paint, new cabinet doors, new luxury vinyl plank floor on the main level and in the basement, new kitchen faucet, new stainless steel kitchen appliances, and new LED light fixtures. The kitchen has loads of counter space and a big pantry. There is also a cozy living room, a bright dining area, a 2-piece bathroom and a single attached garage on the main level. Upstairs, the primary bedroom is spacious with a private 3-piece ensuite and a large walk-in closet. The 4-piece main bathroom provides more privacy for the primary bedroom from the other 2 bedrooms upstairs. A laundry closet completes this floor. The lower level is fully finished that is perfect for a home office, home gym or a storage. The home is only minutes away from dining, groceries, shopping, fitness centers, bus stops, parks, playgrounds and other amenities. The newest T&T Asian Supermarket is also within walking distance. Quick access to anywhere in Calgary via Stoney Trail and multiple nearby shopping options. This is the



one you've been waiting for! Book your viewings today!

Built in 2010

Essential Information

MLS® #	A2133611
Price	\$529,900
Sold Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.04
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	38 Sage Hill Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J6

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Front Drive, Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Standard Shaped Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
Date Sold	June 28th, 2024
Days on Market	39
Zoning	M-1 d75
HOA Fees	78.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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