

\$509,900 - 140 Sage Hill Grove Nw, Calgary

MLS® #A2150465

\$509,900

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

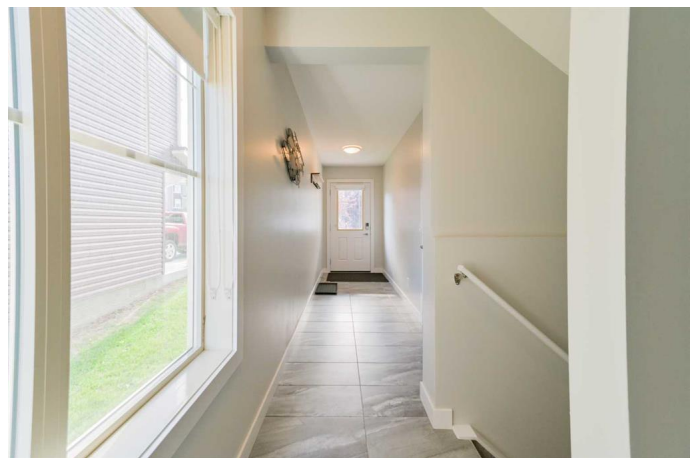
Townhouse with a walkout basement in Sage Hill! This property boasts one of the best locations in the area, corner lot, AIR CONDITIONING, and an attached garage.

This 1420 square foot home offers exceptional value with 3 bedrooms and 2.5 baths—an ideal entry point into the growing Calgary home market. Built in 2018, the home includes modern finishes, ample space, and an attached single garage with a full driveway, plus nearby visitor parking.

The double primary bedroom design features two spacious bedrooms on the top floor, each with its own private bathroom. The main primary bedroom accommodates a king-sized bed, offers generous closet space, and includes an ensuite with double vanity. The second bedroom is bright and spacious. The nearby laundry area is easily convenient for all your laundry needs.

The large kitchen and dining area feature granite countertops, modern cabinets, and stainless steel appliances, with access to a balcony via glass sliding doors. The living room boasts high ceilings and another sliding door to a second balcony, providing beautiful sunshine and fresh air throughout the day. A conveniently 2 piece washroom right beside.

Downstairs, a fully finished bedroom can also serve as an office or rec room, with access to a private patio for warm summer nights. Sage



Hill offers a prime location with all necessary amenities within the community, including shopping, schools, and parks. Positioned on Calgary's ring road, Sage Hill provides great access to all parts of the city within a 30-minute drive. With Calgary's rising popularity, now is the time to buy while it's still affordable! Call for a private

Built in 2018

Essential Information

MLS® #	A2150465
Price	\$509,900
Sold Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	140 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 2nd, 2024
Days on Market	14
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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