

\$489,999 - 141 Sage Hill Grove Nw, Calgary

MLS® #A2158119

\$489,999

2 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home in the heart of Sage Hill NW, Calgary, where modern living meets convenience and comfort. This freshly painted townhouse is an epitome of style, functionality, and prime location, offering everything you need for a comfortable and connected lifestyle. As you step into this beautiful townhouse, you'll immediately notice the attention to detail that sets this property apart. The first impression is one of brightness and space, thanks to the fresh coat of paint that breathes new life into every room. Spacious Bedrooms with Ensuite Bathrooms Upstairs, the townhouse boasts two generously sized bedrooms, each designed as a private retreat for its occupants. These bedrooms are not just large in size; they are thoughtfully laid out with functionality in mind. Each bedroom comes with its own ensuite bathroom, ensuring privacy and convenience. Whether you're a couple, a small family, or someone who loves to have guests over, these bedrooms provide the perfect balance of luxury and practicality. The walk-in closets are a standout feature, offering ample storage space for your wardrobe, accessories, and more. Living Area with High Ceilings and Private Deck One of the highlights of this townhouse is the living area, which features an impressive 12'+" ceiling height. This architectural detail not only enhances the sense of space but also allows for more natural light to fill the room, creating a warm and inviting atmosphere. The high ceilings give



the living area a grand feel, perfect for both relaxation and entertaining. Proximity to Amenities Location is everything, and this townhouse doesn't disappoint. Situated in the vibrant community of Sage Hill, you are just minutes away from a wide range of amenities that cater to all your needs. Whether it's a quick shopping trip, dining out, or running errands, everything is within easy reach. One of the major attractions in the area is the nearby Walmart, where you can find everything from groceries to household essentials. For those who love international flavors, the T&T Supermarket is also close by, offering a vast selection of Asian groceries and specialty items. Shopping centers and various retail stores are scattered throughout the area, ensuring that you never have to travel far for anything you might need. Close to Schools and Major Road Connections For families with children, the proximity to schools is a significant advantage. Sage Hill is home to several reputable schools, catering to different age groups and educational needs. Whether you have young children just starting their academic journey or teenagers preparing for higher education, you'll find quality schooling options close to home. Moreover, the townhouse's location offers excellent connectivity to major roadways, making commuting a breeze. Don't miss your chance to make it yours. Book your showing today and take the first step towards owning this beautiful townhouse in Sage Hill.

Built in 2018

Essential Information

MLS® #	A2158119
Price	\$489,999
Sold Price	\$489,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	141 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 6th, 2024
Days on Market	21
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.