

# \$497,900 - 1312 Sage Hill Grove Nw, Calgary

MLS® #A2164959

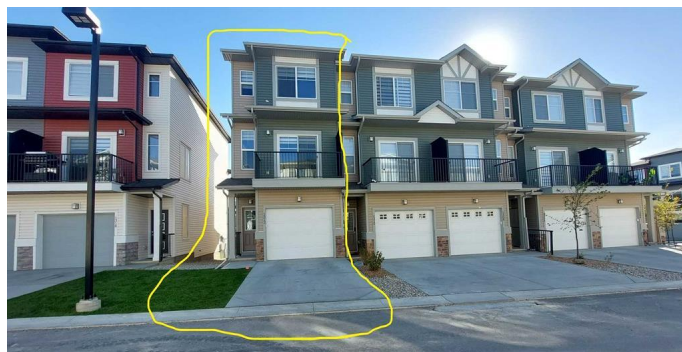
**\$497,900**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Almost brand new - less than 1 yr old corner unit townhouse in vibrant NW Sage Hill! This lovely home features 3 spacious bedrooms with a sleek and modern design. Open concept kitchen with a long quartz island, separate dining area and living room. Upstairs laundry that offers full sized appliances stacked for convenience and efficiency! Stainless steel appliance package, ceramic kitchen backsplash, LVP flooring on 1st & 2nd floors (carpet in bedrooms), single attached garage with private driveway for total of 2 car parking. Walking distance to Wal Mart, T & T Grocery, Dollarama, Pho, Chinese BBQ, Planet Fitness, banks, Timmies, Mcdonalds, and so much more! Short drive to the 201 and steps away from the bus stop. Do not miss out on this fabulous home - grab this now before the crazy spring market hits next year! An opportune time to get an excellent home with lowered mortgage rates before prices start rising again! Book your showing today!



Built in 2023

## Essential Information

MLS® #	A2164959
Price	\$497,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	1312 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A1

### Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

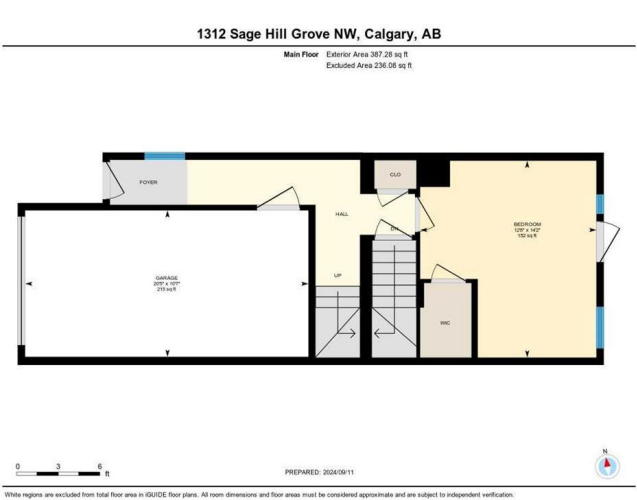
Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed September 12th, 2024  
Date Sold October 11th, 2024  
Days on Market 29  
Zoning r-2m  
HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca



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