

# \$499,000 - 807 Sage Hill Grove Nw, Calgary

MLS® #A2167350

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,586 sqft

Residential on 0.03 Acres

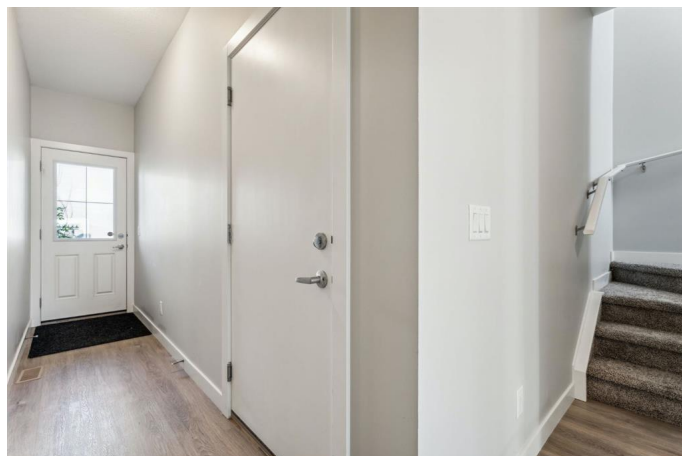
Sage Hill, Calgary, Alberta

This property offers a perfect blend of comfort and modern living with its three bedrooms and two and a half bathrooms. Nestled adjacent to a serene green space, the home provides a calming and scenic environment right at your doorstep. The front car garage adds convenience, while low condo fees make maintaining this home easy and affordable. The total living area spans 1,500 square feet, ensuring ample space for all your needs. Backing onto a protected GREEN SPACE, which serves as an extension of your living area, perfect for leisurely walks, morning jogs, or outdoor activities with family and friends. It also promote a healthier lifestyle, as the proximity to greenery contributes to cleaner air and a calming atmosphere. This prime location in one of Calgary's most sought-after neighborhoods not only offers an escape from the urban grind but also makes for an excellent investment opportunity.

Built in 2022

## Essential Information

MLS® #	A2167350
Price	\$499,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,586
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	807 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 20th, 2024
Date Sold	September 24th, 2024
Days on Market	4
Zoning	M-2 d100
HOA Fees	0.00

### **Listing Details**

Listing Office	RE/MAX First
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