

# \$469,000 - 1148 Sage Hill Grove Nw, Calgary

MLS® #A2169459

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This beautifully upgraded townhouse offers a blend of style and convenience. The sellers have invested in several valuable upgrades to make this home stand out. You'll love the modern and sleek high-quality BOSCH refrigerator that adds a touch of luxury to the kitchen. Enjoy upgraded carpeting throughout the stairs and upper floor, featuring the premium Mohawk Tonal Retreat carpet. The main floor stub wall was replaced with a modern wood railing with elegant metal spindles, and the same upgrade was done on the staircase for a more open and stylish feel. Additionally, the water heater has been upgraded to an SFT superflow tankless system, ensuring instant and endless hot water.

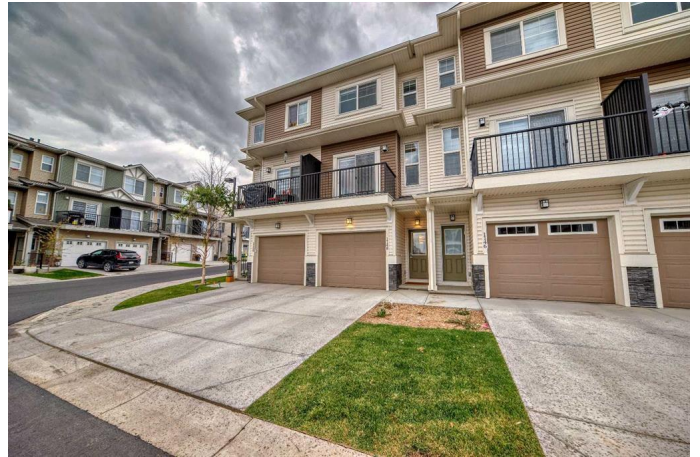
Located in the sought-after Sage Hill community, this home is just minutes from shopping, dining, parks, and easy access to major routes. With all these thoughtful upgrades, this townhouse is truly move-in ready and offers fantastic value. Don't miss your chance to own this exceptional property – schedule a viewing today!

Built in 2023

## Essential Information

MLS® # A2169459

Price \$469,000



Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	1148 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2A1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Electric Range, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 30th, 2024
Date Sold	October 26th, 2024
Days on Market	26
Zoning	M-2 d100
HOA Fees	0.00

**Listing Details**

Listing Office	Homecare Realty Ltd.
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