

# \$448,000 - 455 Sage Hill Grove Nw, Calgary

MLS® #A2200025

**\$448,000**

2 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.03 Acres

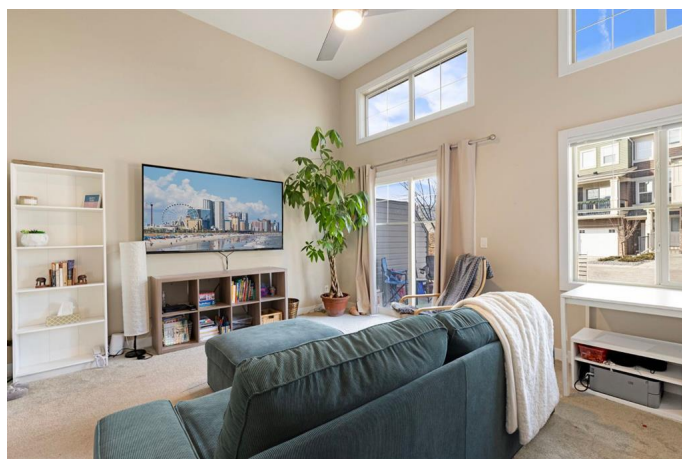
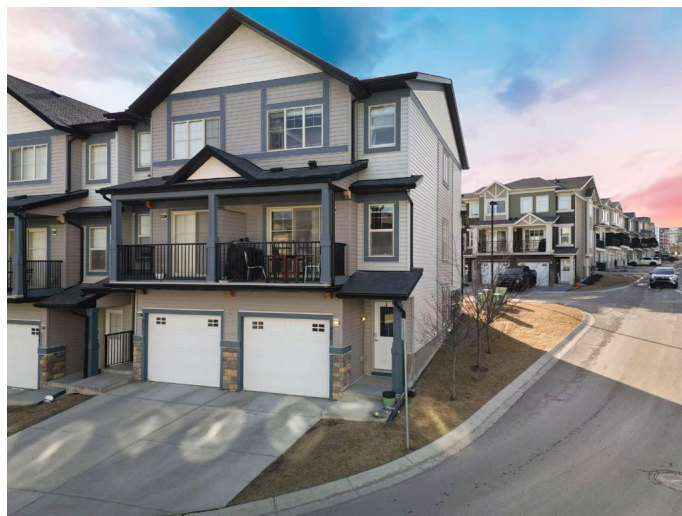
Sage Hill, Calgary, Alberta

Welcome to 455 Sage Hill Grove, NW! This gorgeous vacant and competitively priced end-unit townhome is not only move in ready but conveniently located near parks, green spaces, shops, restaurants, and pubs. Upon entering the unit, you are greeted by a large mud room with access to the attached garage, basement and main level. On the main level, you will find a massive family room that boasts floor-to-ceiling windows, access to your private west-facing back patio, 10+ foot ceiling, and a 2-piece bathroom. Head up to the second level and find a spacious kitchen featuring a large centre island, quartz countertops, stainless steel appliances, a corner pantry, access to your covered patio and a grand dining area. On the third floor, you will find two fantastic primary bedrooms, each complete with 4-piece ensuites and expansive closet space. The basement has a utility room, storage, a large den, and a plumbed storage closet for an additional washroom if one would like to finish it. Don't miss your chance to call this place home and book your private tour today.

Built in 2016

## Essential Information

MLS® #	A2200025
Price	\$448,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	455 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

### **Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Walk-In Closet(s), Double Vanity, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Few Trees, Landscaped, Lawn, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	71
Zoning	R-2M

**Listing Details**

Listing Office	Real Broker
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