

# \$475,000 - 455 Sage Hill Grove Nw, Calgary

MLS® #A2200025

**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,278 sqft  
Residential on 0.03 Acres

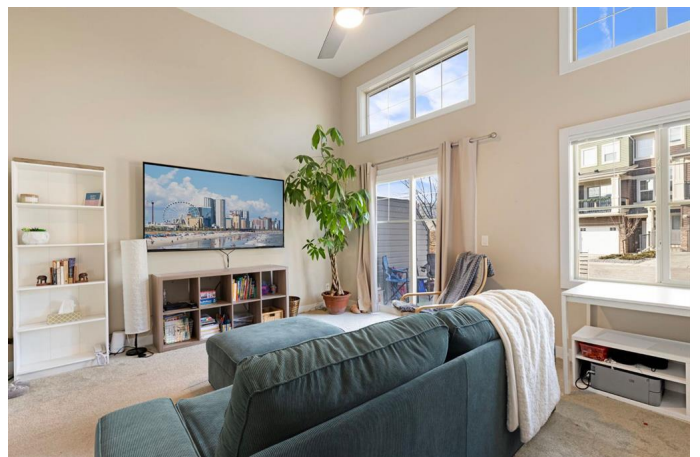
Sage Hill, Calgary, Alberta

Welcome to 455 Sage Hill Grove, NW! This gorgeous end-unit townhome is 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	\$475,000
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	4 Level Split
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	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market      37

Zoning                R-2M

### **Listing Details**

Listing Office        Real Broker

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