

# \$479,900 - 229 Sage Hill Grove Nw, Calgary

MLS® #A2225008

**\$479,900**

3 Bedroom, 4.00 Bathroom, 1,281 sqft

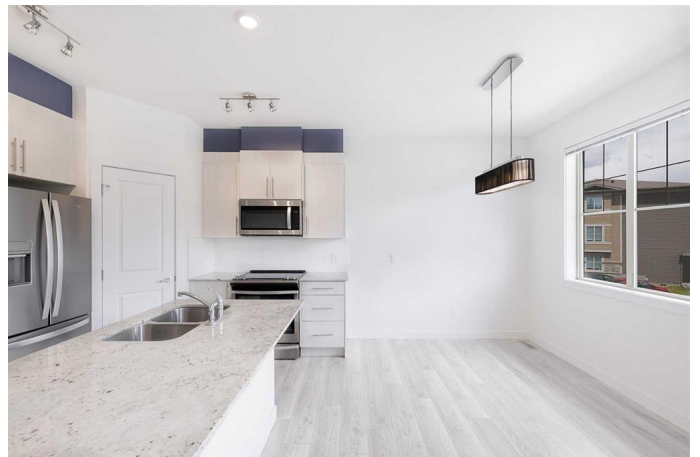
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Get ready to fall in love with this rare gem in Sage Hill! This beautifully designed 3-bedroom, 3.5-bathroom townhome spans nearly 1700 sq ft of developed space and offers one of the complex's most desirable layouts. It's truly perfect for anyone seeking modern comfort and convenience. Every bedroom has its own private ensuite bathroom! The primary ensuite is a true escape, complete with a luxurious double vanity & granite countertops. The main floor is bright, open, and absolutely stunning, featuring a chef's kitchen with granite countertops, sleek cabinetry, and stainless steel appliances. You'll love the practicality of upstairs laundry and the peace of mind with a single-car garage plus extra driveway parking. Step out back to find a walking and bike path directly behind your unit, offering endless outdoor enjoyment. Your private patio is ideal for unwinding after a long day. Living in Sage Hill means you're just moments from everything: shopping, delicious restaurants, beautiful parks, and top-rated schools, all with incredibly easy access to major roadways. This is a must-see, contact your Realtor to schedule a tour, and if you're not working with one let me know and I'll be happy to show you the property.

Built in 2019

## Essential Information



MLS® #	A2225008
Price	\$479,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	229 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

### **Amenities**

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	26
Zoning	R-2M

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.