

# \$449,900 - 536 Sage Hill Grove Nw, Calgary

MLS® #A2210405

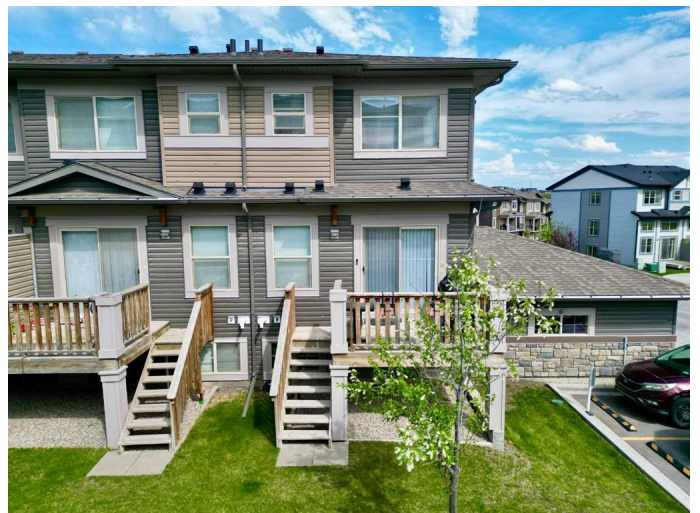
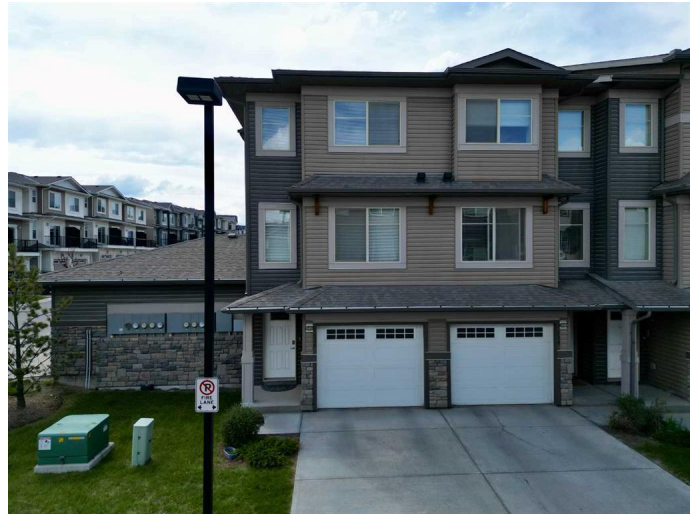
**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

This inviting corner unit townhome offers an exceptional blend of comfort, functionality, and convenience. With scenic walking paths just steps from your door and an abundance of nearby amenities—including shopping, dining, schools, and recreational facilities—everyday living here is effortlessly enjoyable. Step inside and discover a thoughtfully designed layout that maximizes both space and versatility. The lower level, with 322 sqft below grade, welcomes you with a generous flex room—perfect for a home office, gym, or creative space—along with a bathroom rough-in and an impressive amount of storage to keep everything organized and out of sight. Upstairs, the heart of the home features a stylish and highly functional kitchen. Anchored by a central island, the kitchen boasts gleaming granite countertops, stainless steel appliances, and a corner pantry that offers ample space for all your culinary essentials. Just off the kitchen, the bright and airy eating nook is ideal for casual meals and morning coffee, thanks to its open flow and natural light. The spacious living room invites you to relax and unwind, offering direct access to a private back deck that steps down into a lush green space. Upstairs, the home showcases an impressive double primary suite layout. One suite features a luxurious 4-piece ensuite with a walk-in shower and double vanity, complemented by a generous double closet. The second suite offers its own 4-piece ensuite and a generous walk-in closet,



ensuring comfort and privacy for all. Adding to the home's practicality is the convenient upper-level laundry with additional storage space. Beautifully appointed and perfectly positioned, this corner unit is the ideal blend of peaceful retreat and urban accessibilityâ€”ready to welcome you home.

Built in 2016

**Essential Information**

MLS® #	A2210405
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.04
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	536 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

**Amenities**

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

**Interior**

Interior Features	Granite Counters, Kitchen Island, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Dryer, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	82
Zoning	R-2M

## Listing Details

Listing Office	RE/MAX First
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