

# \$545,000 - 811 Sage Hill Grove Nw, Calgary

MLS® #A2215199

**\$545,000**

3 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.03 Acres

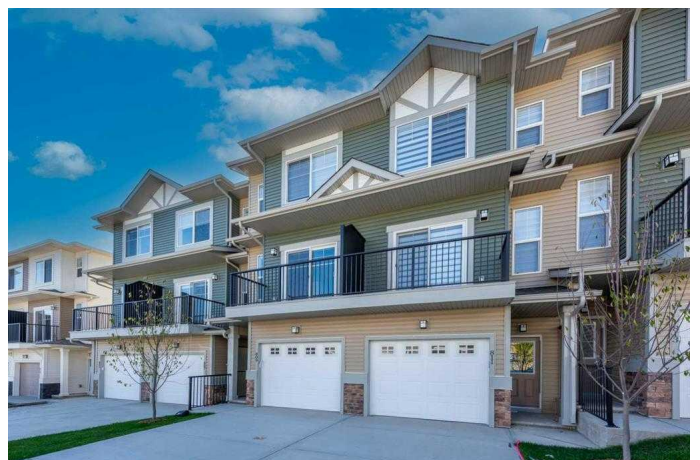
Sage Hill, Calgary, Alberta

**LOCATION! LOCATION! LOCATION!**

Welcome to 811 Sage Hill Grove NW, Calgary – a stunning three-storey townhome in the heart of one of North Calgary’s most sought-after community of Sage Hill presents a fantastic opportunity to own a contemporary and spacious residence. This beautifully designed MONARCH model by Trico Homes offers 3 bedrooms, 3.5 bathrooms, 9-foot ceilings, 1,589 sq. ft. of living space, and modern living with a focus on both comfort and functionality.

Step inside to discover a spacious main floor bedroom with direct access to a balcony that boasts serene, a breathtaking South-Facing GREEN SPACE VIEWS. The second floor showcases an open-concept kitchen featuring sleek stainless steel appliances, a spacious quartz island with ample storage seamlessly flowing into the bright living room – perfect for entertaining guests or simply enjoying everyday life. From the living area, step out onto another balcony where you can relax and unwind while taking in the peaceful surroundings.

Upstairs, you’ll find two generously sized luxurious master bedrooms, each complete with a walk-in closet and a private ensuite – one featuring a 4-piece bath and the other a 3-piece bath. A convenient laundry room is also located on the upper floor for added ease.



For year-round comfort, the home comes equipped with an AprilAire thermostat, designed to integrate with whole-home air purifiers, humidifiers, dehumidifiers, and ventilation systems. Plus, with Wi-Fi connectivity, you can control your home climate anytime, anywhere, right from your smartphone!

Located just minutes from Stoney Trail and Shaganappi Trail, this home offers unbeatable access to nearby amenities, including T&T Supermarket, Walmart, Beacon Hill Shopping Centre, Costco, Canadian Tire, Grocery Stores, Restaurants, Banks and even more exciting new developments coming soon. Don't miss out on the chance to make this gorgeous, move-in-ready townhome yours! Schedule your private showing today.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215199      |
| Price          | \$545,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,589         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 811 Sage Hill Grove Nw |
| Subdivision | Sage Hill              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 2A2 |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Park, Playground, Visitor Parking                                                    |
| Parking Spaces | 2                                                                                    |
| Parking        | Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                                                    |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings                                              |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

### Exterior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                                                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting, Views, Environmental Reserve, Greenbelt, Open Lot |
| Roof              | Asphalt Shingle                                                                                                                                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 2                |
| Zoning         | M-2              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.