



GRASSROOTS
REALTY GROUP

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213 Sage Hill Grove NW
Calgary, Alberta

MLS # A2232579



\$530,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,519 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this well-maintained townhouse in Sage Hill! This property offers abundant natural light, backs onto green space and walking pathways, and is move-in ready for its next owner. This home features 3 bedrooms, 3.5 bathrooms, and a modern kitchen perfect for entertaining dinner guests. You can also enjoy summer BBQ days in the backyard. Guest parking is conveniently located across from the unit. Please let me know if you would like more information or to schedule a viewing.