



GRASSROOTS
REALTY GROUP

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22 Sage Hill Common NW
Calgary, Alberta

MLS # A2244293



\$424,500

Division:	Sage Hill		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

This fantastic end-unit townhome offers a bright and spacious layout with a professionally finished basement featuring large windows, a comfortable living area, and ample storage space. Notable upgrades include granite countertops, 9-foot ceilings on the main floor, a new high-efficiency furnace, and a tankless water heater. Upstairs, you'll find a generously sized primary bedroom with a walk-in closet and a 4-piece en-suite. Two additional well-proportioned bedrooms, a 3-piece main bathroom, and convenient upstairs laundry complete the upper level. Additional features include a single attached garage and a prime location close to shopping, transit, and all essential amenities. Move-in ready and easy to show—don't miss this great opportunity!