



**710 Sage Hill Grove NW
Calgary, Alberta**

MLS # A2261479



\$465,000

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|------------------|------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 1,590 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 3 | Baths: | 4 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--------------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 248 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | N/A | | |

Welcome to 710 Sage Hill Grove NW — a modern and well-appointed 3-bedroom, 4.5-bathroom townhome located in the vibrant, family-friendly community of Sage Hill! This spacious unit features durable vinyl plank flooring on the main level, sleek stainless steel appliances, and the convenience of in-suite laundry. With visitor parking available and a well-managed complex, this home offers comfortable, low-maintenance living. Inside, you will discover a spacious and flexible family room, perfect for relaxing or entertaining guests. Whether you need a home office, gym, media room, or an extra sleeping area, this space can easily adapt to suit your lifestyle. Enjoy easy access to top-notch amenities — you're just minutes from Sage Hill Crossing and Beacon Hill Centre, home to Costco, Walmart, T&T Supermarket, and more. Families will appreciate nearby schools and walking paths, while commuters benefit from quick connections to Stoney Trail and public transit routes. Whether you're a first-time buyer, investor, or looking to downsize, this home delivers both comfort and convenience in a highly desirable NW location!