



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

MLS # A2302260



\$465,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,567 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2d100
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: 2 TV mounts

Stop settling for "average." This fabulous three-story townhome is thoughtfully designed to maximize privacy and functionality—combining high-end aesthetics with the perfect layout for everyday living. With 3 bedrooms, 3.5 baths, and an attached garage, this is the upgrade you’ve been waiting for. The main level is completely open-concept, seamlessly connecting the living area to the kitchen. A sleek gourmet kitchen loaded with quartz countertops, stainless steel appliances, and full-height cabinets offering ample storage space. The massive center island is the perfect spot for casual dining, entertaining, or everyday use. Not one, but two private balconies. Whether you’re a sun-seeker or prefer the shade, you’ve got both outdoor options. This home has not one, but two primary suites, with each bedroom featuring their own walk-in closet and private ensuite bath. No more sharing a bathroom with a partner or roommate. A 3rd bedroom is tucked away on the first floor, complete with its own walk-in closet and private ensuite bath too. It’s the ultimate setup for a remote work studio, a private guest wing, or the perfect income-generating rental space to help pay the mortgage. Location is everything. Just steps away from Sage Hill’s walking paths and nature trails, with quick access to Sage Hill Crossing and Nolan Hill Gate. You’re minutes away from major amenities including Costco, T&T, Walmart, restaurants, pubs, and more, all right in your backyard. Why rent when you can own the best floor plan in the NW?