



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1324 Sage Hill Grove NW
Calgary, Alberta

MLS # A2208192



\$528,888

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,419 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Paved,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 248
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

Make this delightful townhouse nestled in the vibrant and convenient neighbourhood of Sage Hill in Northwest Calgary yours. This new listing offers 1721 square feet of finished living space- perfect for those seeking a comfortable and modern lifestyle. With a total of 4 bedrooms and 4.5 bathrooms, this home provides ample room for family living and while still having enough space for entertaining guests. The primary bedroom serves as a peaceful retreat accessible on the main floor requiring no stairs and away from the main living area. The additional bedrooms offer versatility for various needs and every room can have its own private bathroom, including the studio style room in the basement. One of the standout features of this property is its prime location: Banks, Dentist, Library, grocery stores (Walmart and T&T), numerous local restaurants, larger fast food chains all are within walking distance or a short drive's away. For those who enjoy the great outdoors, Sage Hill Vista Point park is within easy reach, offering a picturesque setting for leisurely strolls or invigorating jogs. Commuters will appreciate the convenience of the nearby Hamptons Bus Terminal, making travel around the city a breeze. The quality of build in this townhouse is evident, with attention to detail and modern finishes throughout. Parking won't be a concern here with a single attached garage and private driveway. There is also ample street parking close by as well. Having convenience at your door allows you to focus on the important things in life - like deciding which local attraction to explore next or what to eat for dinner. Whether you're a nature enthusiast, a shopaholic, or somewhere in between, this neighbourhood has something for everyone.