

# \$535,000 - 1132 Sage Hill Grove Nw, Calgary

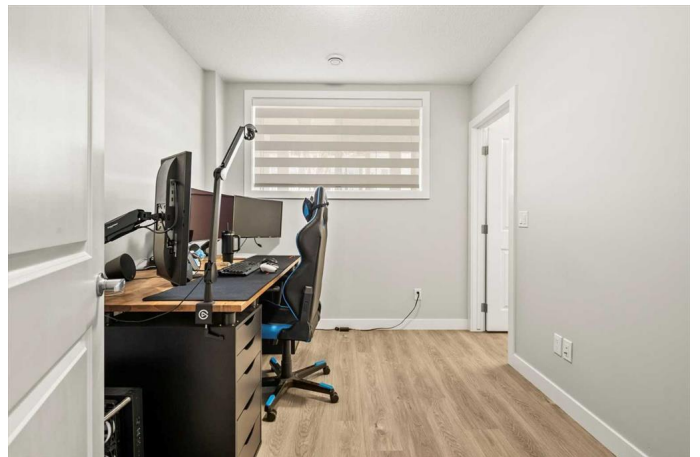
MLS® #A2201192

**\$535,000**

3 Bedroom, 4.00 Bathroom, 1,536 sqft  
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Located in the highly sought-after Sage Hill community, this beautifully designed three-bedroom, three-bathroom townhome perfectly blends comfort, style, and modern living. Whether you're looking for a personal sanctuary or a smart investment, this home offers the ideal combination of convenience and luxury. As you enter, you'll be greeted by a versatile room on the main floor, perfect as a guest bedroom, home office, or extra living space. On the second level, the open-concept design creates a seamless flow between the living room, dining area, and gourmet kitchen—ideal for entertaining. Two private decks on either side of the floor provide additional space for outdoor relaxation and enjoyment. The kitchen features sleek stainless steel appliances, elegant quartz countertops, and a spacious island, making it a chef's dream. The third level is home to two generously sized bedrooms, each with its own private ensuite and walk-in closet for ultimate comfort and privacy. Additional perks include a single-car garage and extra parking on the driveway. The location is unbeatable—within walking distance to a Walmart Supercenter, along with a variety of shops, dining, and entertainment options. Everything you need is right at your doorstep. If you're seeking a home that offers modern finishes, a prime location, and exceptional functionality, don't miss the chance to see it for yourself. Schedule a viewing today and make this stunning townhome your new home.



Built in 2022

## Essential Information

MLS® #	A2201192
Price	\$535,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	1132 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1C3

## Amenities

Amenities	Other, Playground, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Level, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-2

## Listing Details

Listing Office	MaxWell Canyon Creek
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