$469,777 - 528 Sage Hill Grove Nw, Calgary

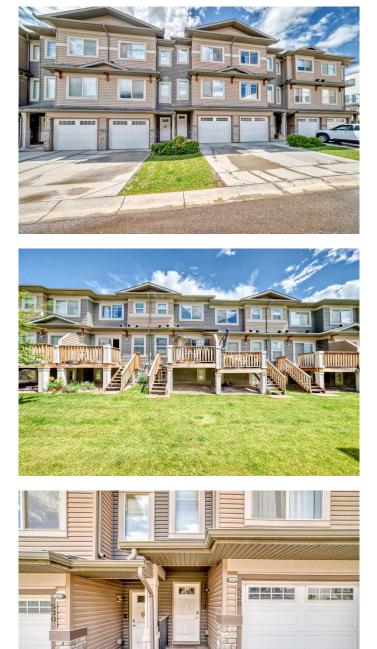MLS® #A2235163

$469,777

3 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning and spacious townhouse in the vibrant community of Sage Hill, perfectly blending modern style with exceptional functionality. Imagine over 1,870 square feet of beautifully developed living space, this home features 3 large bedrooms â€" the room on the same level as the entrance can even serve as a office, ideal for families, first-time buyers, or investors. The main and upper floors offer open-concept layouts showcasing elegant granite countertops, stainless steel appliances, and sleek ceiling-high cabinetry, making the kitchen a true chefâ€™s delight. Youâ€™ll find abundant storage throughout, including a dedicated lower-level storage room and custom closet organizers to keep everything tidy. The two upper-level bedrooms both include their own private ensuite, with one featuring double sinks and a walk-in closet, providing the ultimate retreat after a long day. Step outside to enjoy a morning coffee or summer barbecue on the spacious balcony or back deck. The lower-level bedroom is ready and includes space for a future bathroom already with a rough-in, adding even more potential to this already impressive home. Forget winter worries with an attached garage, and rest easy knowing this is a pet-friendly, well-managed complex with affordable condo fees. The unbeatable location puts you steps from numerous amenities including grocery stores, restaurants, fitness centers, and coffee shops like Co-op, Bro'Kin Yolk, Anytime

Fitness, Starbucks, and two nearby Tim Hortons. With a medical center, daycares and more retail conveniences close by, plus, just a short drive brings you to Costco, Best Buy, Home Depot, and Canadian Tire enjoy the convenience of living in Sage Hill. With quick access to Stoney Trail, commuting anywhere in the city is effortless. This meticulously maintained townhouse truly offers everything you need â€" you can have it all and call this property your home!

Built in 2016

Essential Information

MLS® #	A2235163
Price	$469,777
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	528 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	None
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	22
Zoning	R-2M

Listing Details

Listing Office	Century 21 Bravo Realty