

# \$535,000 - 734 Sage Hill Grove Nw, Calgary

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MLS® #A2209473

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,192 sqft  
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning townhouse located in the highly sought-after Sage Hill community of Northwest Calgary. Offering a spacious and modern layout, this home is designed for comfortable family living, with ample space for both relaxation and entertaining.

Boasting 3 bedrooms and 3.5 bathrooms, including two luxurious master suites with private en suites, this townhouse provides exceptional functionality. The open-concept kitchen is a chef's dream, featuring sleek stainless-steel appliances and designer cabinetry. With oversized windows and 9-foot ceilings throughout, the home is bathed in natural light, creating an inviting atmosphere.

The ground level includes a versatile flex room ideal for a home office, guest suite, or play area, while the main floor showcases the well-appointed living and dining areas. The convenience of upstairs laundry makes daily tasks a breeze. Additional features include a single-car attached garage, a private driveway, and a spacious deck to enjoy the views of the surrounding green space or ravine.

Located just minutes from essential amenities like shopping, schools, parks, and major transit routes, this townhouse offers an unbeatable combination of luxury, convenience, and location. With easy access to major roads like Stoney Trail and Shaganappi Trail, you'll enjoy quick travel throughout Calgary, while the



nearby commercial developments and outdoor recreation options provide something for everyone.

This move-in ready townhouse is ideal for anyone looking to enjoy a blend of modern living and the charm of Sage Hill. Donâ€™t miss outâ€”schedule a viewing today and see for yourself why this is the perfect place to call home!

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209473      |
| Price          | \$535,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,192         |
| Acres          | 0.02          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 734 Sage Hill Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 2A2                |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 1    |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                          |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                 |
| Basement          | None                                                                                                                                 |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | M-2           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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