

# \$530,000 - 213 Sage Hill Grove Nw, Calgary

MLS® #A2232579

**\$530,000**

3 Bedroom, 4.00 Bathroom, 1,519 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Open House, August 2 between 11:00 am to 2:00 pm. Welcome to this well-maintained townhouse in Sage Hill! This property offers abundant natural light, backs onto green space and walking pathways, and is move-in ready for its next owner.

This home features 3 bedrooms, 3.5 bathrooms, and a modern kitchen perfect for entertaining dinner guests. You can also enjoy summer BBQ days in the backyard. Guest parking is conveniently located across from the unit.

Please let me know if you would like more information or to schedule a viewing.

Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232579      |
| Price          | \$530,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,519         |
| Acres          | 0.03          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 213 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   | 1                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 53              |
| Zoning         | R-2M            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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