

\$469,000 - 450 Sage Hill Grove Nw, Calgary

MLS® #A2251061

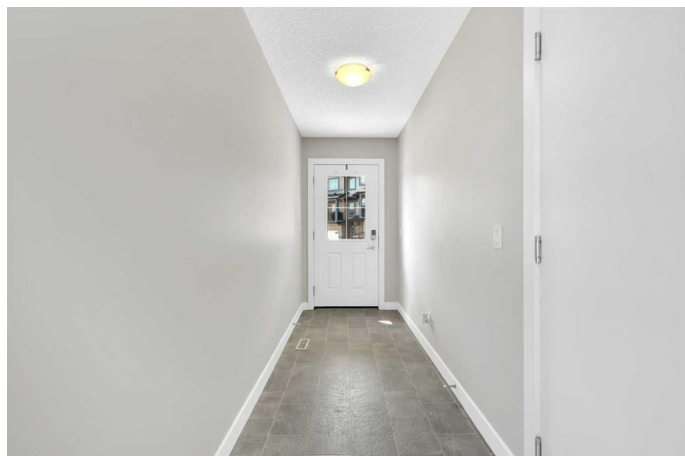
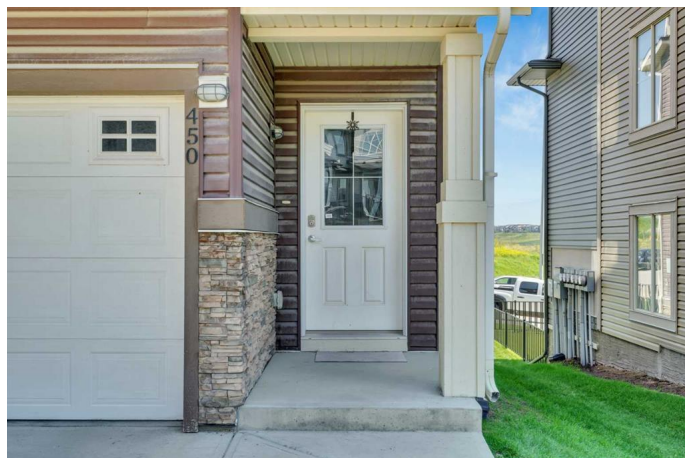
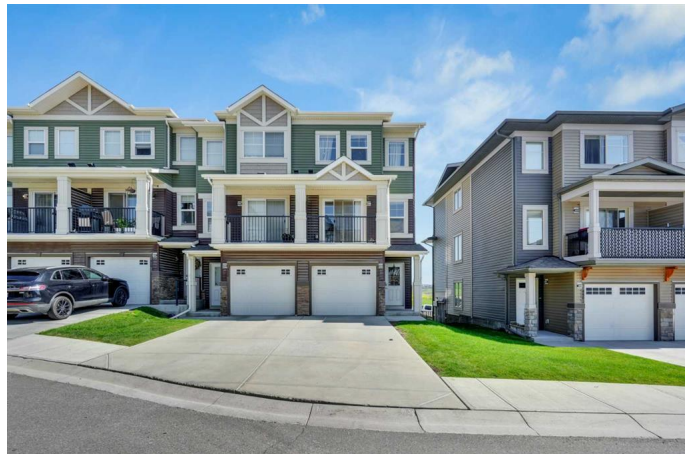
\$469,000

3 Bedroom, 4.00 Bathroom, 1,478 sqft

Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

Welcome to 450 Sage Hill Grove NW, a stunning end-unit townhome that perfectly blends comfort, style, and convenience in one of Calgary's most desirable Northwest communities. Designed with modern living in mind, this home offers three spacious bedrooms—each with its own ensuite—plus a half bath on the main floor. The fully finished walkout basement provides a private third bedroom and four-piece ensuite, ideal for guests, extended family, or a home office, while the attached single garage, large driveway, and additional street parking add everyday convenience. A vaulted ceiling living room with an open-to-above design creates a bright, airy atmosphere and flows seamlessly to the back deck, perfect for entertaining, while the gourmet kitchen features granite countertops, upgraded appliances, and ample cabinetry for the chef at heart. The adjoining dining room leads to a charming front balcony, and the upper level is highlighted by dual primary suites, each with its own private ensuite for maximum comfort. Beyond the home, Sage Hill offers scenic parks, pathways, and ravines, with shopping, dining, schools, and medical services just minutes away. With quick access to Stoney Trail, Shaganappi Trail, and major bus routes, this property offers the ideal balance of natural beauty, family-friendly amenities, and commuter convenience—making it the perfect place to call home.



Built in 2017

Essential Information

MLS® #	A2251061
Price	\$469,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,478
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	450 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z8

Amenities

Amenities	Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Playground
Lot Description Corner Lot, Landscaped, Views
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 23rd, 2025
Days on Market 7
Zoning R-2M

Listing Details

Listing Office LPT Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.