

\$525,000 - 172 Sage Hill Grove Nw, Calgary

MLS® #A2251135

\$525,000

3 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.04 Acres

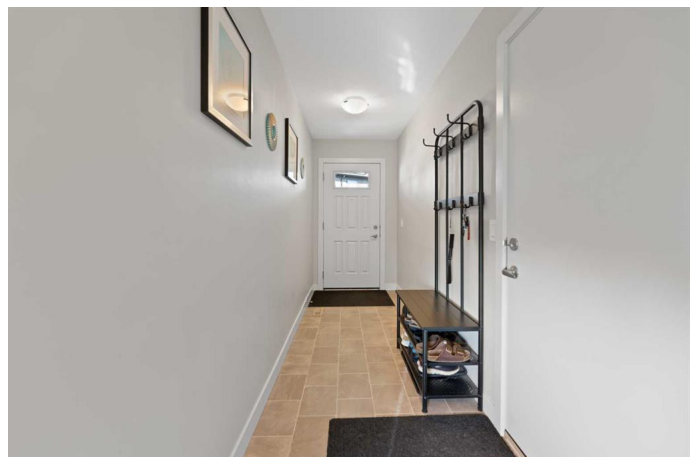
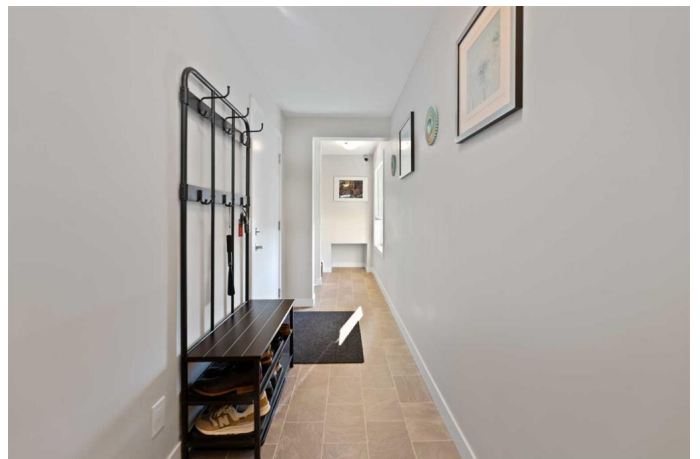
Sage Hill, Calgary, Alberta

Welcome Home To This Bright & Spacious End-Unit Townhome! This multilevel home is designed for comfort and functionality, offering 2 large ensuite bedrooms plus an additional walkout-level bedroom ideal for guests, a home office, or gym. The primary suite easily accommodates a king bed and features a private ensuite with dual sinks and a stand-up shower, while the second and third bedrooms are also generous in size, each with their own additional features.

At the heart of the home, the modern kitchen boasts stainless steel appliances, quartz countertops, a large kitchen island, and plenty of cabinetry—perfect for cooking, entertaining, or casual family meals. The kitchen flows seamlessly into the bright living and dining areas, enhanced by updated LVP flooring and large windows that flood the space with natural light.

Enjoy outdoor living with two private balconies, so you can soak up the sun any time of day—one even includes a BBQ gas line for summer grilling.

Additional highlights include a single-car garage, central A/C, an HVI system, and a new furnace blower motor, ensuring comfort and efficiency year-round. As an end-unit, this home offers extra windows, more privacy, and obstructed views.



Located in a highly desirable area, youâ€™ll be just steps from parks, pathways, shopping, and everyday amenities. Move-in ready and packed with thoughtful upgrades, this townhome truly checks all the boxes!

Built in 2019

Essential Information

MLS® #	A2251135
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	172 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

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

Interior

Interior Features	Built-in Features, No Smoking Home, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	20
Zoning	R-2M

Listing Details

Listing Office	Real Broker
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