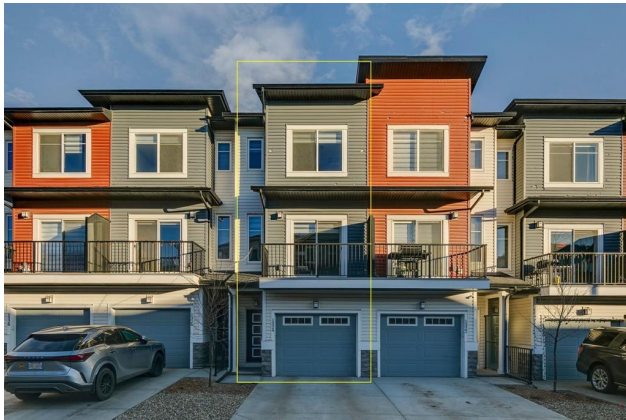


**1324 SAGE HILL Grove, Calgary T3R 2A1**

MLS®#: **A2184879** Area: **Sage Hill** Listing Date: **01/07/25** List Price: **\$550,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **1,577 sqft**  
 Lot Shape: **To be verified by buyer agent**

DOM

**14**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Street Lighting, Paved**  
 Park Feat: **Concrete Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Playground**

Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	5`2" x 8`6"
Bedroom - Primary	Main	8`7" x 12`7"
2pc Bathroom	Second	5`1" x 4`11"
Kitchen	Second	10`7" x 18`10"
3pc Ensuite bath	Third	7`2" x 8`6"
Bedroom	Third	10`4" x 12`0"

Room	Level	Dimensions
Foyer	Main	3`3" x 14`11"
Storage	Main	5`2" x 3`6"
Dining Room	Second	10`2" x 9`4"
Living Room	Second	14`2" x 11`4"
4pc Ensuite bath	Third	7`1" x 7`0"
Bedroom - Primary	Third	10`7" x 11`5"

**4pc Bathroom  
Storage**

**Basement  
Basement**

**4`10" x 7`10"  
3`10" x 3`2"**

**Bedroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**9`4" x 12`1"  
4`3" x 22`5"**

Condo Fee:  
**\$248**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2 d100**

Legal Desc: **1710143**

Remarks

Pub Rmks: **Make this delightful townhouse nestled in the vibrant and convenient neighbourhood of Sage Hill in Northwest Calgary yours. This new listing offers 1721 square feet of finished living space- perfect for those seeking a comfortable and modern lifestyle. With a total of 4 bedrooms and four and a half bathrooms, this home provides ample room for family living and while still having enough space for entertaining guests. The primary bedroom serves as a peaceful retreat accessible on the main floor requiring no stairs and away from the main living area. The additional bedrooms offer versatility for various needs and every room can have its own private bathroom, including the studio style room in the basement. One of the standout features of this property is its prime location: Banks, Dentist, Library, grocery stores (Walmart and T&T), numerous local restaurants, larger fast food chains all are within walking distance or a short drive's away. For those who enjoy the great outdoors, Sage Hill Vista Point park is within easy reach, offering a picturesque setting for leisurely strolls or invigorating jogs. Commuters will appreciate the convenience of the nearby Hamptons Bus Terminal, making travel around the city a breeze. The quality of build in this townhouse is evident, with attention to detail and modern finishes throughout. Parking won't be a concern here with a single attached garage and private driveway. There is also ample street parking close by as well. Having convenience at your door allows you to focus on the important things in life - like deciding which local attraction to explore next or what to eat for dinner. Whether you're a nature enthusiast, a shopaholic, or somewhere in between, this neighbourhood has something for everyone.**

Inclusions:  
Property Listed By: **NA  
Zolo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

