



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**168 SAGE HILL Grove, Calgary T3R 0Z8**

MLS®#: **A2195028**

Area: **Sage Hill**

Listing Date: **03/09/25**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,377 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,426**  
Low Sqft:  
Ttl Sqft: **1,426**

DOM

**31**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Interior Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 15`1"	2pc Bathroom	Main	6`7" x 3`0"
Dining Room	Second	8`4" x 15`2"	Kitchen	Second	10`2" x 15`2"
Bedroom - Primary	Third	18`8" x 15`2"	4pc Ensuite bath	Third	5`8" x 11`4"
Bedroom	Third	11`10" x 9`11"	4pc Ensuite bath	Third	8`4" x 4`11"
Bedroom	Lower	11`9" x 9`3"	4pc Bathroom	Lower	10`1" x 4`11"

Legal/Tax/Financial

Condo Fee: <b>\$274</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R-2M</b>
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Legal Desc: **1710143**

Remarks

Pub Rmks: **Welcome to this cozy townhouse nestled in the vibrant Sage Hill community of Northwest Calgary. This townhome has the convenience of an attached garage and a concrete driveway. The living room features HIGH CEILINGS with HUGE windows for lots of natural sunlight and it leads out to the huge deck. The kitchen has granite countertops, stainless steel appliances, a huge center island. There are two master suites, each with its own 4-pcs ensembles bathroom. The basement is fully finished with a bedroom and a full bathroom. The location is super convenient with easy access to major arteries like Stoney and Shaganappi Trail, amenities with more commercial development soon, and just minutes away to T&T Supermarket, Walmart and Costco.**

Inclusions: **None**  
Property Listed By: **Diamond Realty & Associates LTD.**

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



