

710 Sage Hill Grove NW  
Calgary, Alberta

MLS # A2261479



**\$485,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Sage Hill              |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | Townhouse              |        |                  |
| Size:     | 1,590 sq.ft.           | Age:   | 2022 (3 yrs old) |
| Beds:     | 3                      | Baths: | 4 full / 1 half  |
| Garage:   | Single Garage Attached |        |                  |
| Lot Size: | 0.03 Acre              |        |                  |
| Lot Feat: | Rectangular Lot        |        |                  |

|             |                          |            |          |
|-------------|--------------------------|------------|----------|
| Heating:    | Forced Air               | Water:     | -        |
| Floors:     | Carpet, Vinyl            | Sewer:     | -        |
| Roof:       | Asphalt Shingle          | Condo Fee: | \$ 248   |
| Basement:   | Finished, Full           | LLD:       | -        |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | M-2 d100 |
| Foundation: | Poured Concrete          | Utilities: | -        |
| Features:   | See Remarks              |            |          |

Inclusions: N/A

Welcome to 710 Sage Hill Grove NW &mdash; a modern and well-appointed 3-bedroom, 4.5-bathroom townhome located in the vibrant, family-friendly community of Sage Hill! This spacious unit features durable vinyl plank flooring on the main level, sleek stainless steel appliances, and the convenience of in-suite laundry. With visitor parking available and a well-managed complex, this home offers comfortable, low-maintenance living. Inside, you will discover a spacious and flexible family room, perfect for relaxing or entertaining guests. Whether you need a home office, gym, media room, or an extra sleeping area, this space can easily adapt to suit your lifestyle. Enjoy easy access to top-notch amenities &mdash; you're just minutes from Sage Hill Crossing and Beacon Hill Centre, home to Costco, Walmart, T&T Supermarket, and more. Families will appreciate nearby schools and walking paths, while commuters benefit from quick connections to Stoney Trail and public transit routes. Whether you're a first-time buyer, investor, or looking to downsize, this home delivers both comfort and convenience in a highly desirable NW location!