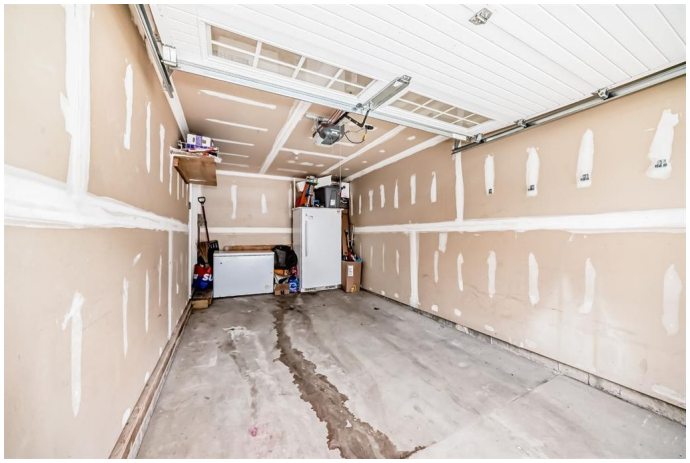
$458,600 - 516 Sage Hill Grove Nw, Calgary

MLS® #A2256157

$458,600

3 Bedroom, 3.00 Bathroom, 1,424 sqft
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta



| Attached Garage With Driveway | Vaulted Ceiling | Bright Interior | Finished Walk-Out Basement | Welcome home to this beautifully designed END-UNIT WALKOUT townhome, built in 2016 in the sought after neighbourhood of Sage Hill! Surrounded by community pathways that run along the picturesque environmental reserve and great access to amenities, there is no better place to call home. With an abundance of windows, you will love the bright and airy atmosphere of this modern and meticulously maintained townhome, featuring over 1,500 Sqft of living space.
The Home has attached garage, full size driveway, private entrance greets you upon arriving at the home,
spacious living room with 12-foot vaulted ceiling, huge windows, and back deck facing the semi-private green space!
The gourmet kitchen features ceiling-high cabinetry complete with under cabinet lighting, granite counters, upgraded stainless steel appliances, and contemporary laminate flooring. The kitchen island has a flush eating bar with two-tone cabinetry and an undermount sink. The balcony has a gas line, and is adjacent to the dining area with plenty of space for your whole family. Perfect for entertaining! The top-most floor is home to the private ownerâ€™s retreat complete with his-and-her closets and 5-piece ensuite (dual vanity with granite countertop and undermount

sinks). Across the hall is the 2nd bedroom with its own ensuite and walk-in closet. The side-by-side laundry closet with front loading washer and dryer is located near the bedrooms for maximum convenience and features plenty of storage space. You will love the flexibility made possible by the finished walk-out basement space which can be used as an office, spare bedroom, or bonus room. Step out onto your private patio and enjoy the green space that sits just behind the home. There is a LARGE storage space that runs under the front entrance, and the property has A/C roughed in.

Built in 2016

Essential Information

MLS® #	A2256157
Price	$458,600
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.04
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	516 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

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

Interior

Interior Features	High Ceilings, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	48
Zoning	R-2M
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker

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