

# \$449,800 - 243 Sage Hill Grove Nw, Calgary

MLS® #A2262411

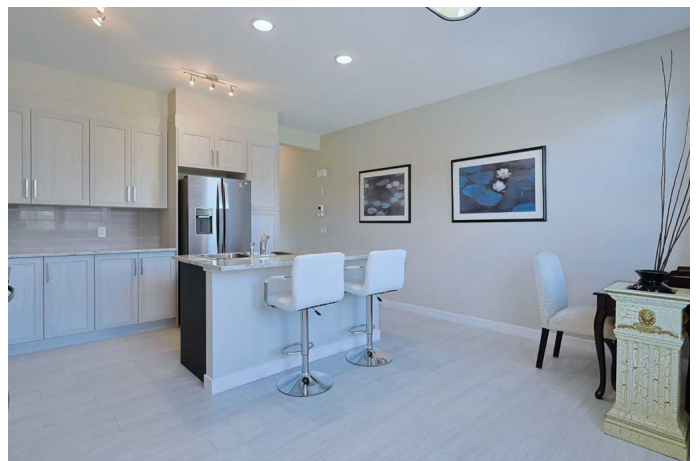
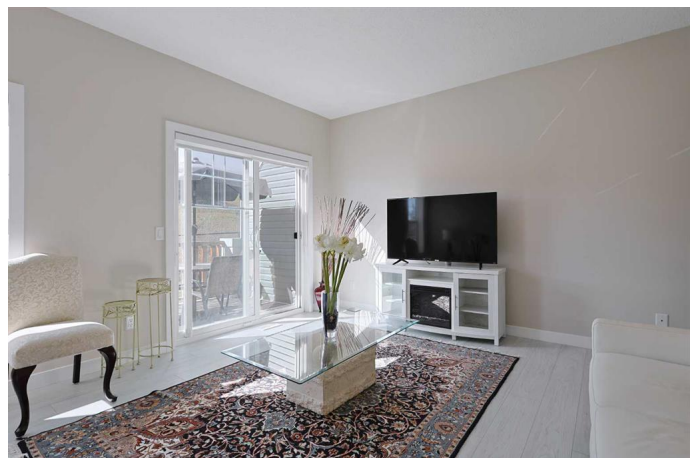
**\$449,800**

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Location, location, location! Backing onto a winding pathway & ravine in Sage Hill is this beautiful condo in the VERONA TOWNHOMES project from Trico Homes. Drenched in natural light, this wonderful 3 bedroom / 2.5 bath home has upgraded laminate floors & granite countertops, oversized single garage, sunny backyard deck & prime location just minutes to the Sage Hill Crossing retail centre. Offering maintenance-free living so you can enjoy the finer things in life, youâ€™ll simply love this fantastic townhouse with its bright & airy living room with 9ft ceilings, expansive windows & deck. The 9ft ceilings continue into the open concept kitchen & dining room with granite counters & soft-close cabinetry, island & Whirlpool stainless steel appliances. On the way up to the top floor bedroom level is the landing with laundry closet complete with stacking Whirlpool washer & dryer. Both of the bedrooms are a terrific size & have their own private ensuites; the primary bedroom has a wall-of-closets & ensuite with granite-topped double vanities & walk-in shower. The 2nd bedroom has a walk-in closet, ensuite with shower/tub combo & views of the ravine. A big 3rd bedroom is on the ground levelâ€”which could easily double as your home office. Additional extras & features include custom window blinds, natural gas line for your BBQ on the deck, underground sprinklers, Decora switches & oversized/drywalled 1 car garage plus extra parking on the driveway. Pet-friendly



complex with loads of visitor parking & playground for the kids, & the monthly condo fees include grass cutting & snow removal. Top-notch location in this popular Symons Valley community only a short drive to major retail centers & quick easy access to Stoney/Deerfoot/Beddington Trails to take you to the airport, Cross Iron Mills, all area amenities & downtown.

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262411      |
| Price          | \$449,800     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.03          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 243 Sage Hill Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0Z8                |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Visitor Parking                            |
| Parking Spaces | 2                                          |
| Parking        | Single Garage Attached, Garage Faces Front |

# of Garages 1

## Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial

## Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, Environmental Reserve, Greenbelt, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 10th, 2025

Days on Market 25

Zoning R-2M

## Listing Details

Listing Office Royal LePage Benchmark

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