$450,000 - 130 Sage Hill Grove Nw, Calgary

MLS® #A2237809

$450,000

3 Bedroom, 3.00 Bathroom, 1,421 sqft
Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

END UNIT | WALKOUT BASEMENT | ATTACHED GARAGE | 3 OUTDOOR AREAS | 3 BEDROOMS | 2.5 BATHROOM + ROUGH-INS FOR A 3rd | FRESHLY PAINTED | UNIQUE SPLIT LEVEL & MODERN DESIGN! Freshly painted and move-in ready, this split-level end unit offers the rare combination of a dual primary bedroom layout, a developed walkout basement and 3 outdoor areas! The unique floorplan begins on the entry level with a welcoming foyer and access to the attached garage. Upstairs, the living area impresses with soaring ceilings and extra windows that fill the space with natural light inviting relaxation. Patio sliders open to a sunny balcony, seamlessly blending indoor and outdoor living. A convenient powder room completes this level. Just above, the stylish kitchen inspires culinary adventures featuring stone countertops, full-height shaker cabinets, stainless steel appliances and a central island with bar seating, perfect for casual meals or entertaining. Adjacent to the kitchen, the dining room includes designer lighting and direct access to a second balcony, ideal for summer grilling or evening unwinding. Upstairs on the top level, both bedrooms enjoy the privacy of their own ensuite bathrooms. The spacious primary retreat includes dual sinks and an oversized shower, while the second bedroom offers a full 4-piece ensuite as well for ultimate privacy. Laundry is conveniently located on this uppermost floor. Downstairs,
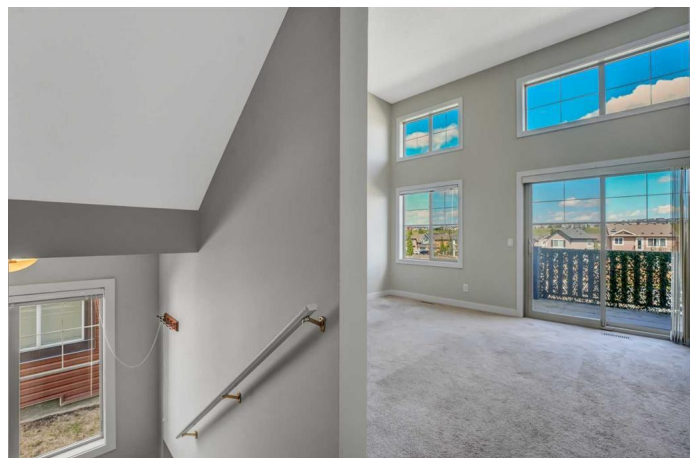
the fully finished walkout basement provides flexible living space with a 3rd bedroom, a walk-in closet and sliding doors to a covered patio and grassy outdoor area, perfect for guests, roommates or a quiet home office setup. Rough ins for a future bathroom further add to the versatility of this level. The attached garage and driveway ensure ample parking. Located in the vibrant community of Sage Hill, this home is surrounded by scenic pathways, tranquil ponds, playgrounds and an abundance of nearby amenities including shopping, restaurants and fitness centers. Easy access to major roads makes commuting a breeze. Enjoy the ease of low-maintenance living without sacrificing space, style, or flexibility!

Built in 2018

Essential Information

MLS® #	A2237809
Price	$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	130 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	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	R-2M

Listing Details

Listing Office	LPT Realty