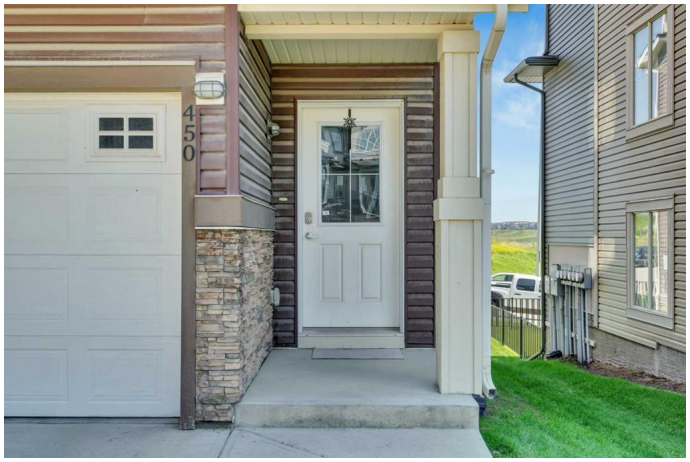
$469,000 - 450 Sage Hill Grove Nw, Calgary

MLS® #A2251061

$469,000

3 Bedroom, 4.00 Bathroom, 1,478 sqft
Residential on 0.05 Acres

Sage Hill, Calgary, Alberta



Welcome to 450 Sage Hill Grove NW, a stunning end-unit townhome that perfectly blends comfort, style, and convenience in one of Calgaryâ€™s most desirable Northwest communities. Designed with modern living in mind, this home offers three spacious bedroomsâ€”each with its own ensuiteâ€”plus a half bath on the main floor. The fully finished walkout basement provides a private third bedroom and four-piece ensuite, ideal for guests, extended family, or a home office, while the attached single garage, large driveway, and additional street parking add everyday convenience. A vaulted ceiling living room with an open-to-above design creates a bright, airy atmosphere and flows seamlessly to the back deck, perfect for entertaining, while the gourmet kitchen features granite countertops, upgraded appliances, and ample cabinetry for the chef at heart. The adjoining dining room leads to a charming front balcony, and the upper level is highlighted by dual primary suites, each with its own private ensuite for maximum comfort. Beyond the home, Sage Hill offers scenic parks, pathways, and ravines, with shopping, dining, schools, and medical services just minutes away. With quick access to Stoney Trail, Shaganappi Trail, and major bus routes, this property offers the ideal balance of natural beauty, family-friendly amenities, and commuter convenienceâ€”making it the perfect place to call home.

Built in 2017

Essential Information

MLS® #	A2251061
Price	$469,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,478
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	450 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z8

Amenities

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

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground
Lot Description	Corner Lot, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	25
Zoning	R-2M

Listing Details

Listing Office	LPT Realty

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