

**249 Sage Hill Grove NW**  
**Calgary, Alberta**

**MLS # A2311587**



**\$434,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 281
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Home Sweet Home in Sage Grove. This beautifully finished townhome offers over 1,600 square feet of stylish, functional living in one of NW Calgary's most desirable and convenient northwest communities. Featuring 3 bedrooms, including two upper-level primary bedrooms each with their own private ensuite and walk-in closet, this is a rare layout that offers exceptional flexibility for families, professionals, or guests. The main floor is bright and well appointed, with a modern kitchen that showcases quartz countertops, a generous pantry, quality cabinetry, and a layout designed for both daily living and easy entertaining. Vinyl flooring adds a clean, contemporary feel throughout. The lower-level bedroom is an added bonus and is already roughed in for a future bathroom, creating even more long-term potential. Backing onto the ravine with a spacious deck and BBQ gas line, and with a playground just out front, this home delivers a standout blend of comfort, setting, and lifestyle. Complete with a front attached single garage, parking pad, and quick access to Costco, Walmart, Home Depot, restaurants, shopping, and major routes, this is a smart opportunity in a high-demand location.