

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

MLS # A2261479



\$465,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,590 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 248
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 710 Sage Hill Grove NW — a modern and well-appointed 3-bedroom, 4.5-bathroom townhome located in the vibrant, family-friendly community of Sage Hill! This spacious unit features durable vinyl plank flooring on the main level, sleek stainless steel appliances, and the convenience of in-suite laundry. With visitor parking available and a well-managed complex, this home offers comfortable, low-maintenance living. Inside, you will discover a spacious and flexible family room, perfect for relaxing or entertaining guests. Whether you need a home office, gym, media room, or an extra sleeping area, this space can easily adapt to suit your lifestyle. Enjoy easy access to top-notch amenities — you're just minutes from Sage Hill Crossing and Beacon Hill Centre, home to Costco, Walmart, T&T Supermarket, and more. Families will appreciate nearby schools and walking paths, while commuters benefit from quick connections to Stoney Trail and public transit routes. Whether you're a first-time buyer, investor, or looking to downsize, this home delivers both comfort and convenience in a highly desirable NW location!