



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

**MLS # A2261479**



**\$465,000**

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

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