\$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 Calgary'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.







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 2

Zoning R-2M

Listing Details

Listing Office LPT Realty

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