

# \$485,000 - 710 Sage Hill Grove Nw, Calgary

MLS® #A2261479

**\$485,000**

3 Bedroom, 5.00 Bathroom, 1,590 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

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!

Built in 2022

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2261479      |
| Price          | \$485,000     |
| Bedrooms       | 3             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,590         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 710 Sage Hill Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 2A2                |

### Amenities

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

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Rectangular Lot          |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | M-2 d100          |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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