1312 Sage Hill Grove NW
Calgary, Alberta

MLS # A2164959

$498,500

Division:	Sage Hill
Type:	Residential/Other
Style:	3 Storey

Size:	1,425 sq.ft.	**Age:**	2023 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Driveway, Single Garage Attached
Lot Size:	-
Lot Feat:	Corner Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 247
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	r-2m
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water

Inclusions: n/a

Almost brand new - less than 1 yr old corner unit townhouse in vibrant NW Sage Hill! This lovely home features 3 spacious bedrooms with a sleek and modern design. Open concept kitchen with a long quartz island, separate dining area and living room. Upstairs laundry that offers full sized appliances stacked for convenience and efficiency! Stainless steel appliance package, ceramic kitchen backsplash, LVP flooring on 1st & 2nd floors (carpet in bedrooms), single attached garage with private driveway for total of 2 car parking. Walking distance to Wal Mart, T & T Grocery, Dollarama, Pho, Chinese BBQ, Planet Fitness, banks, Timmies, Mcdonalds, and so much more! Short drive to the 201 and steps away from the bus stop. Do not miss out on this fabulous home - grab this now before the crazy spring market hits next year! An opportune time to get an excellent home with lowered mortgage rates before prices start rising again! Book your showing today!