

807 Sage Hill Grove NW
Calgary, Alberta

MLS # A2167350



\$499,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,586 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

This property offers a perfect blend of comfort and modern living with its three bedrooms and two and a half bathrooms. Nestled adjacent to a serene green space, the home provides a calming and scenic environment right at your doorstep. The front car garage adds convenience, while low condo fees make maintaining this home easy and affordable. The total living area spans 1,500 square feet, ensuring ample space for all your needs. Backing onto a protected GREEN SPACE, which serves as an extension of your living area, perfect for leisurely walks, morning jogs, or outdoor activities with family and friends. It also promote a healthier lifestyle, as the proximity to greenery contributes to cleaner air and a calming atmosphere. This prime location in one of Calgary's most sought-after neighborhoods not only offers an escape from the urban grind but also makes for an excellent investment opportunity.