



# 1324 Sage Hill Grove Calgary Alberta

\$550,000

Make this delightful townhouse nestled in the vibrant and convenient neighbourhood of Sage Hill in Northwest Calgary yours. This new listing offers 1721 square feet of finished living space- perfect for those seeking a comfortable and modern lifestyle. With a total of 4 bedrooms and four and a half bathrooms, this home provides ample room for family living and while still having enough space for entertaining guests. The primary bedroom serves as a peaceful retreat accessible on the main floor requiring no stairs and away from the main living area. The additional bedrooms offer versatility for various needs and every room can have its own private bathroom, including the studio style room in the basement. One of the standout features of this property is its prime location: Banks, Dentist, Library, grocery stores (Walmart and T&T), numerous local restaurants, larger fast food chains all are within walking distance or a short drive's away. For those who enjoy the great outdoors, Sage Hill Vista Point park is within easy reach, offering a picturesque setting for leisurely strolls or invigorating jogs. Commuters will appreciate the convenience of the nearby Hamptons Bus Terminal, making travel around the city a breeze. The quality of build in this townhouse is evident, with attention to detail and modern finishes throughout. Parking won't be a concern here with a single attached garage and private driveway. There is also ample street parking close by as well. Having convenience at your door allows you to focus on the important things in life - like deciding which local attraction to explore next or what to eat for dinner. Whether you're a nature enthusiast, a shopaholic, or somewhere in between, this neighbourhood has something for everyone. (id:6769)

2pc Bathroom 5.08 Ft x 4.92 Ft  
 Dining room 10.17 Ft x 9.33 Ft  
 Kitchen 10.58 Ft x 18.83 Ft  
 Living room 14.17 Ft x 11.33 Ft  
 3pc Bathroom 7.17 Ft x 8.50 Ft  
 4pc Bathroom 7.08 Ft x 7.00 Ft  
 Bedroom 10.33 Ft x 12.00 Ft

4pc Bathroom 4.83 Ft x 7.83 Ft  
 Bedroom 9.33 Ft x 12.08 Ft  
 Storage 3.83 Ft x 3.17 Ft  
 Furnace 4.25 Ft x 22.42 Ft  
 4pc Bathroom 5.17 Ft x 8.50 Ft  
 Foyer 3.25 Ft x 14.92 Ft  
 Primary Bedroom 8.58 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Zolo Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

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