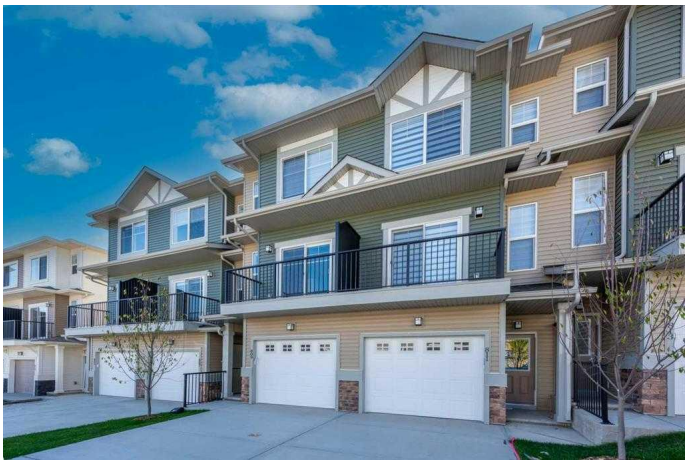
$545,000 - 811 Sage Hill Grove Nw, Calgary

MLS® #A2215199

$545,000
3 Bedroom, 4.00 Bathroom, 1,589 sqft
Residential on 0.03 Acres



Sage Hill, Calgary, Alberta

LOCATION! LOCATION! LOCATION! Welcome to 811 Sage Hill Grove NW, Calgary â€" a stunning three-storey townhome in the heart of one of North Calgaryâ€™s most sought-after community of Sage Hill presents a fantastic opportunity to own a contemporary and spacious residence. This beautifully designed MONARCH model by Trico Homes offers 3 bedrooms, 3.5 bathrooms, 9-foot ceilings, 1,589 sq. ft. of living space, and modern living with a focus on both comfort and functionality.

Step inside to discover a spacious main floor bedroom with direct access to a balcony that boasts serene, a breathtaking South-Facing GREEN SPACE VIEWS. The second floor showcases an open-concept kitchen featuring sleek stainless steel appliances, a spacious quartz island with ample storage seamlessly flowing into the bright living room â€" perfect for entertaining guests or simply enjoying everyday life. From the living area, step out onto another balcony where you can relax and unwind while taking in the peaceful surroundings.

Upstairs, youâ€™ll find two generously sized luxurious master bedrooms, each complete with a walk-in closet and a private ensuite â€" one featuring a 4-piece bath and the other a 3-piece bath. A convenient laundry room is also located on the upper floor for added ease.

For year-round comfort, the home comes equipped with an AprilAire thermostat, designed to integrate with whole-home air purifiers, humidifiers, dehumidifiers, and ventilation systems. Plus, with Wi-Fi connectivity, you can control your home climate anytime, anywhere, right from your smartphone!

Located just minutes from Stoney Trail and Shaganappi Trail, this home offers unbeatable access to nearby amenities, including T&T Supermarket, Walmart, Beacon Hill Shopping Centre, Costco, Canadian Tire, Grocery Stores, Restaurants, Banks and even more exciting new developments coming soon. Don't miss out on the chance to make this gorgeous, move-in-ready townhome yours! Schedule your private showing today.

Built in 2022

Essential Information

MLS® #	A2215199
Price	$545,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,589
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	811 Sage Hill Grove Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A2

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting, Views, Environmental Reserve, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2025
Days on Market	5
Zoning	M-2

Listing Details

Listing Office	CIR Realty

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