

# \$469,000 - 450 Sage Hill Grove Nw, Calgary

MLS® #A2251061

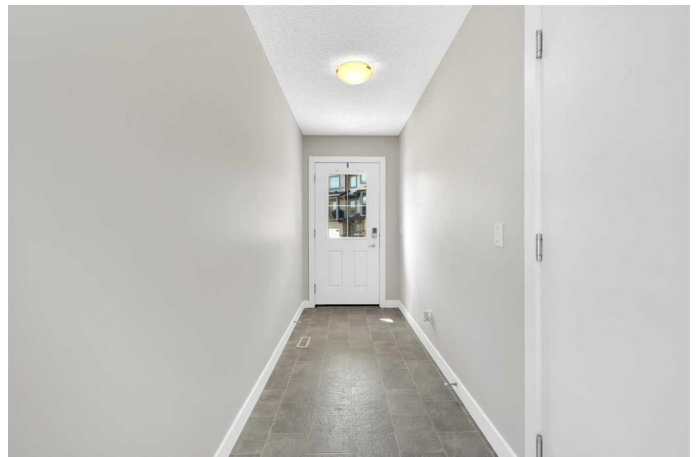
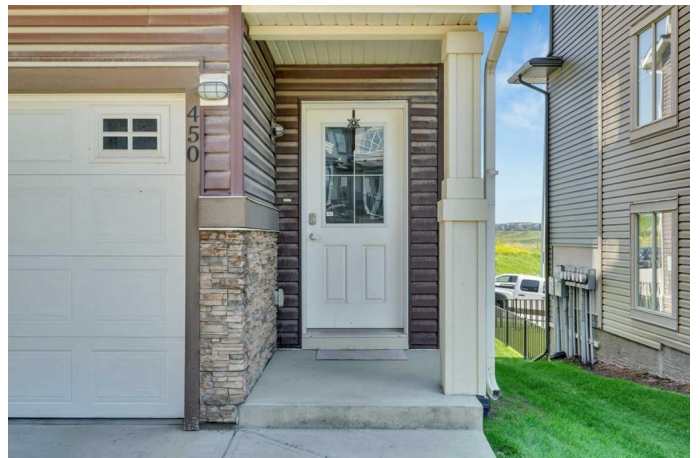
**\$469,000**

3 Bedroom, 4.00 Bathroom, 1,478 sqft

Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

Welcome to 450 Sage Hill Grove NW, a stunning end-unit townhome that perfectly blends comfort, style, and convenience in one of Calgary's most desirable Northwest communities. Designed with modern living in mind, this home offers three spacious bedrooms—each with its own ensuite—plus a half bath on the main floor. The fully finished walkout basement provides a private third bedroom and four-piece ensuite, ideal for guests, extended family, or a home office, while the attached single garage, large driveway, and additional street parking add everyday convenience. A vaulted ceiling living room with an open-to-above design creates a bright, airy atmosphere and flows seamlessly to the back deck, perfect for entertaining, while the gourmet kitchen features granite countertops, upgraded appliances, and ample cabinetry for the chef at heart. The adjoining dining room leads to a charming front balcony, and the upper level is highlighted by dual primary suites, each with its own private ensuite for maximum comfort. Beyond the home, Sage Hill offers scenic parks, pathways, and ravines, with shopping, dining, schools, and medical services just minutes away. With quick access to Stoney Trail, Shaganappi Trail, and major bus routes, this property offers the ideal balance of natural beauty, family-friendly amenities, and commuter convenience—making it the perfect place to call home.



Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251061      |
| Price          | \$469,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,478         |
| Acres          | 0.05          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 450 Sage Hill Grove Nw |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R0Z8                 |

## Amenities

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

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, Playground  
Lot Description        Corner Lot, Landscaped, Views  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 23rd, 2025  
Days on Market        22  
Zoning                    R-2M

**Listing Details**

Listing Office            LPT Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.