

**213 Sage Hill Grove NW**  
**Calgary, Alberta**

**MLS # A2232579**



**\$530,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey         |               |                  |
| <b>Size:</b>     | 1,519 sq.ft.               | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot |               |                  |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | \$ 281 |
| <b>Basement:</b>   | None                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                  | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** N/A

Open House, August 2 between 11:00 am to 2:00 pm. Welcome to this well-maintained townhouse in Sage Hill! This property offers abundant natural light, backs onto green space and walking pathways, and is move-in ready for its next owner. This home features 3 bedrooms, 3.5 bathrooms, and a modern kitchen perfect for entertaining dinner guests. You can also enjoy summer BBQ days in the backyard. Guest parking is conveniently located across from the unit. Please let me know if you would like more information or to schedule a viewing.