



GRASSROOTS
REALTY GROUP

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613 Sage Hill Grove NW
Calgary, Alberta

MLS # A2293427



\$495,000

| | | | |
|------------------|------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Other | | |
| Style: | 4 Level Split | | |
| Size: | 1,587 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 254 |
| Basement: | Partial | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | M-2 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: None

Welcome to an exceptional opportunity in the vibrant NW community of Calgary—a stylish, upgraded 3-storey townhome backing onto expansive green space, offering both refined living and outstanding investment potential. Thoughtfully designed with over 1,400 sq ft of modern living space, this residence combines upscale finishes with a highly functional layout. The entry level welcomes you with a spacious foyer, a full 4-piece bathroom, and a versatile flex room—perfect as a private home office, guest suite, or rental workspace—with direct access to the rear deck overlooking tranquil greenspace. A single attached garage with a concrete driveway adds everyday convenience and long-term value which the owner could park 2 vehicles on premises. The main living level is a true showpiece, featuring an open-concept design enhanced by large windows that capture natural light and serene views. The upgraded kitchen is sure to impress, complete with quartz countertops, premium appliances, and a modern hood fan, all complemented by sleek cabinetry and ample prep space. The seamless flow into the dining and living areas creates an ideal setting for entertaining or comfortable day-to-day living. A convenient 2-piece bath completes this level. Upstairs, the third floor offers two generously sized bedrooms, each thoughtfully designed for comfort and privacy. The primary suite features a walk-in closet and a private 3-piece ensuite, while the second bedroom also includes a walk-in closet and is serviced by a well-appointed 4-piece bathroom. Upper-level laundry enhances convenience for residents and tenants alike. Backing directly onto a vast greenspace, this property delivers a rare sense of privacy and openness—an increasingly sought-after feature for both homeowners and renters. Located in the desirable community

of Sage Hill, you are just minutes from shopping, dining, transit, and scenic pathways. Whether you're seeking a sophisticated place to call home or a high-demand rental property with strong appeal, this townhome represents a compelling blend of lifestyle and investment value.