



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

**MLS # A2302260**



**\$465,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<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>	\$ 247
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2d100
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** 2 TV mounts

Stop settling for "average." This fabulous three-story townhome is thoughtfully designed to maximize privacy and functionality—combining high-end aesthetics with the perfect layout for everyday living. With 3 bedrooms, 3.5 baths, and an attached garage, this is the upgrade you’ve been waiting for. The main level is completely open-concept, seamlessly connecting the living area to the kitchen. A sleek gourmet kitchen loaded with quartz countertops, stainless steel appliances, and full-height cabinets offering ample storage space. The massive center island is the perfect spot for casual dining, entertaining, or everyday use. Not one, but two private balconies. Whether you’re a sun-seeker or prefer the shade, you’ve got both outdoor options. This home has not one, but two primary suites, with each bedroom featuring their own walk-in closet and private ensuite bath. No more sharing a bathroom with a partner or roommate. A 3rd bedroom is tucked away on the first floor, complete with its own walk-in closet and private ensuite bath too. It’s the ultimate setup for a remote work studio, a private guest wing, or the perfect income-generating rental space to help pay the mortgage. Location is everything. Just steps away from Sage Hill’s walking paths and nature trails, with quick access to Sage Hill Crossing and Nolan Hill Gate. You’re minutes away from major amenities including Costco, T&T, Walmart, restaurants, pubs, and more, all right in your backyard. Why rent when you can own the best floor plan in the NW?