



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

**MLS # A2305283**



**\$428,444**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

This stunning 2-bedroom, 2.5-bathroom townhome at 434 Sage Hill Grove NW truly shows better than a showhome. Impeccably maintained and fully upgraded, it offers 12-foot living room ceilings and a peaceful natural backdrop that creates a sense of light, space, and serenity. The kitchen features stainless steel appliances, while the upper level includes two spacious ensuite bedrooms with custom California closets, an ideal setup for professionals, guests, or shared living. You’ll also appreciate the convenience of upper-floor laundry and generous storage throughout. The fully finished lower level adds a bright third bedroom or Flex Room, perfect for a home office, guest suite, or fitness space. Comfort and style come together with central air conditioning, modern railings and doors, and a clean neutral palette that feels fresh and move-in ready. An attached garage and private driveway provide parking for two vehicles, with ample visitor parking right outside the door for friends and family. Located just minutes from Sage Hill Crossing, schools, grocery stores, coffee shops, and major routes, this home combines everyday convenience with a serene setting.