



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

MLS # A2306722



\$439,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,287 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Stone Counters		

Inclusions: Air Conditioner Unit

Modern Living. Smart Design. Ravine Energy. The Sage Grove towns - where function meets lifestyle in one of NW Calgary's most connected communities. This thoughtfully designed townhome offers nearly 1,660 sqft of usable living space, featuring a rare layout with two primary bedrooms - each with its own private ensuite, giving you flexibility for family, roommates or guests. Natural light pours through oversized windows, highlighting the clean, neutral finishes and open-concept flow. The kitchen anchors the home with style and efficiency - ideal for hosting, unwinding and everything in between. Downstairs, a developed flex space adds versatility - home office, gym or additional bedroom. Step outside and you're instantly connected to pathways and ravine views, offering that rare blend of nature + convenience that defines Sage Hill living. Looking out to a protected green space, you know that you are also protecting your value, as this type of property will always be in demand. Add in a single attached garage plus parking pad and proximity to shopping, dining and major routes - now you've got a home that simply makes sense.