



**29 Sage Hill Common NW
Calgary, Alberta**

MLS # A2324160

\$400,000



Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,188 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Mixed	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

OPEN HOUSE SATURDAY JULY 11 (12:00-2:00pm). Stunning, sun-drenched townhome located in the highly sought-after community of Sage Hill Village. Perfectly blending comfort, style, and convenience, this move-in-ready property is an absolute must-see for anyone looking for the perfect place to settle down. The main living areas feature an abundance of natural light pouring through large windows, highlighting the freshly painted walls and modern aesthetic. With three spacious bedrooms and two and a half bathrooms, there is plenty of room for family and guests alike. Downstairs, you will find a fully finished basement that offers incredible flexibility for your lifestyle. This massive bonus space is ideal for a cozy media room, a quiet home office, a personal gym, or a dedicated kids' play area. The charm extends outdoors with a welcoming front porch and a lovely outdoor space, providing the perfect backdrop for morning coffees, weekend BBQs, or simply relaxing in the fresh air. Location is everything, and this townhome delivers unbeatable convenience. You are situated just minutes away from all major amenities, including prime shopping centers, grocery stores, local dining, beautiful parks, and easy transit access.