

\$519,900 - 168 Sage Hill Grove Nw, Calgary

MLS® #A2195028

\$519,900

3 Bedroom, 4.00 Bathroom, 1,426 sqft
Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Don't miss this stunning Trico-built 2-bedroom, 3.5-bath + den Townhouse at Verona in Sage Hill! This well-kept home is nicely situated in the community, backing onto a walking path w/views of a beautiful pond & green spaces. The living room boasts a soaring 12' ceiling height w/big bright & sunny east-facing windows 2 pce bath & Balcony. The open concept kitchen area is ideal for entertaining and comes equipped with laminated flooring, granite countertops, a stainless-steel appliance package, plenty of cabinetry, tile backsplash, a corner pantry & big center island w/breakfast bar. Also generous dining space w/access to the balcony that provides gas line for your BBQ. Stacked full-size laundry is situated upstairs. Upper level is a double master layout. The spacious primary room has large windows, ample closet space & a beautiful 4 pce ensuite w/floating vanity granite counters double sink & stand up shower. 2nd bedroom has nice views of the pond and green areas spaces, walk-in closet & 3 pce ensuite w/tub & shower. Basement is finished with den/flex room with closet and another 3pce ensuite w/tub & shower & walk-out patio access with concrete pad and grass, ready to install an outdoor air conditioning. A big Storage down below the stairs & main access. Single attached garage & drive pad for additional parking. Located close to all amenities, including walking pads, parks, schools, family clinics, shopping malls, fire station, major



traffic arteries & more.

Built in 2018

Essential Information

MLS® # A2195028
Price \$519,900
Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1
Square Footage 1,426
Acres 0.03
Year Built 2018
Type Residential
Sub-Type Row/Townhouse
Style 4 Level Split
Status Active

Community Information

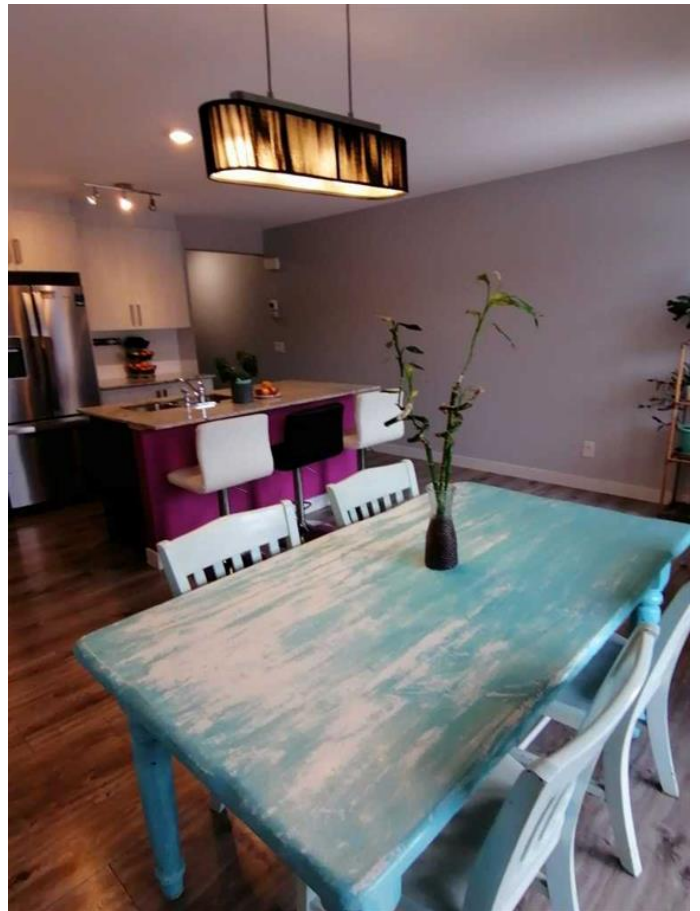
Address 168 Sage Hill Grove Nw
Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z8

Amenities

Amenities None
Parking Spaces 1
Parking Single Garage Attached
of Garages 1

Interior

Interior Features Kitchen Island
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating Forced Air, Natural Gas
Cooling None



Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Days on Market	46
Zoning	R-2M

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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