

\$479,000 - 443 Sage Hill Grove Nw, Calgary

MLS® #A2268756

\$479,000

3 Bedroom, 3.00 Bathroom, 1,420 sqft
Residential on 0.00 Acres

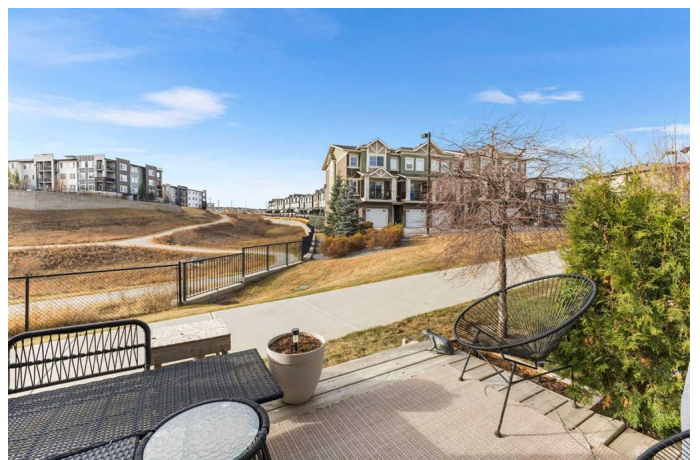
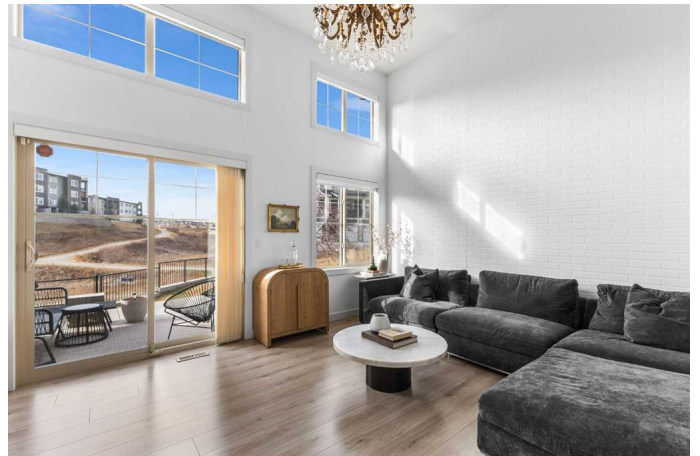
Sage Hill, Calgary, Alberta

*Open house on Saturday, Nov 8,
1.30-4pm*This stunning 3-bedroom,
2.5-bathroom townhome at 443 Sage Hill
Grove NW shows better than a showhome.
Impeccably maintained, fully upgraded, and
perfectly positioned with unobstructed SW
ravine views and direct access to the pathway
system. One of only two homes in the entire
development offering this rare combination of
13-foot living-room ceilings and a peaceful
natural backdrop, this property delivers a
sense of light, space, and serenity that truly
stands apart.

Step inside and youâ€™ll immediately
appreciate the open, airy layout, designer
lighting, feature brick accent wall, and
expansive windows that flood the home with
natural light. The kitchen features upgraded
stainless appliances (including a counter-depth
fridge), modern cabinetry, and sleek
double-roller blinds for privacy and light
control.

Upstairs, youâ€™ll find two spacious ensuite
bedrooms, an exceptional layout for
professionals, guests, or shared living, plus
convenient upper-floor laundry and generous
storage. The fully finished lower level adds a
bright third bedroom, perfect for a home office,
guest suite, or fitness space.

Comfort meets efficiency with central air
conditioning, updated railings and doors for a



modern aesthetic, and a clean, neutral palette that feels fresh and move-in ready. The attached garage and private driveway provide parking for two vehicles, and thereâ€™s ample visitor parking right outside the door for friends and family.

Enjoy the best of both worlds, a quiet, well-kept complex surrounded by greenspace, yet only minutes to Sage Hill Crossing, schools, grocery stores, coffee shops, and major routes. The \$274 monthly condo fee covers exterior insurance, landscaping, snow removal, window washing, garbage/recycling, and overall grounds maintenance for true lock-and-leave convenience.

This is your chance to own one of the most desirable units in the complex. A 10/10 home that feels brand-new, in an unbeatable location.

Built in 2016

Essential Information

MLS® #	A2268756
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	443 Sage Hill Grove Nw
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Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Other
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	4
Zoning	R-2M

Listing Details

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