$499,900 - 908 Sage Hill Grove Nw, Calgary

MLS® #A2253660

$499,900
3 Bedroom, 4.00 Bathroom, 1,617 sqft
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

At 908 Sage Hill Grove NW, every detail comes together to make daily life feel a little easier and a lot more comfortable. Built in 2023 by Trico and still covered under the new home warranty, this 1,617 sq.ft. townhome has a thoughtful layout with three bedrooms, each with its own ensuite, plus a welcoming half bath for guests. At the heart of the home is the upgraded kitchen, designed for cooking and connection, with a gas cooktop, built-in wall oven and microwave, chimney hood fan, and dishwasher. The open living and dining area is bright and cheerful thanks to east and west exposure, while a main level balcony and rear porch create natural spaces to step outside with a coffee or evening drink. Finishes were chosen for both style and comfort, with LVP flooring on the entry level and main floor, carpet upstairs, and tile in the bathrooms. Modern systems make daily life even smoother: ethernet hardwiring throughout, a high-efficiency furnace, and tankless hot water on demand. The unfinished partial basement with a large window already feels usable and leaves room to grow.

Living here means youâ€™re part of a community designed around convenience and connection. Sage Hillâ€™s extensive pathway network winds past ponds and parks, inviting you out for walks or bike rides, while the abundance of green space gives the neighborhood a calm, open feel. Just minutes away, Sage Hill Crossing offers everything

from groceries and dining to coffee shops and fitness studios, making daily errands easy to tuck into your routine. And with quick access to Stoney Trail, Shaganappi Trail, and Symons Valley Road, the rest of the city is always within reach. Warm, well cared for, and filled with natural light, this home blends modern comfort with the everyday conveniences that make Sage Hill such a sought-after community.

Built in 2023

Essential Information

MLS® #	A2253660
Price	$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,617
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	908 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2A2

Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

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

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	M-2 d100

Listing Details

Listing Office	eXp Realty

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