

\$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

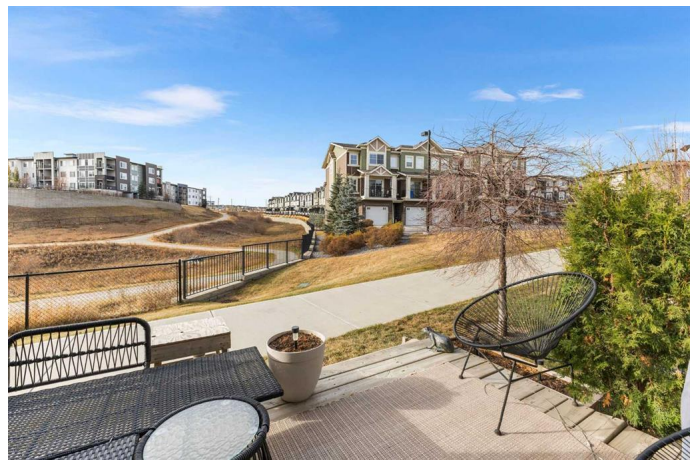
Open house on Saturday Nov 15, 2-4pm

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 you'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, you'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 2017

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	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	443 Sage Hill Grove Nw
---------	------------------------

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	13
Zoning	R-2M

Listing Details

Listing Office

RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.