

# \$509,499 - 168 Sage Hill Grove Nw, Calgary

---

MLS® #A2195028

**\$509,499**

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	\$509,499
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

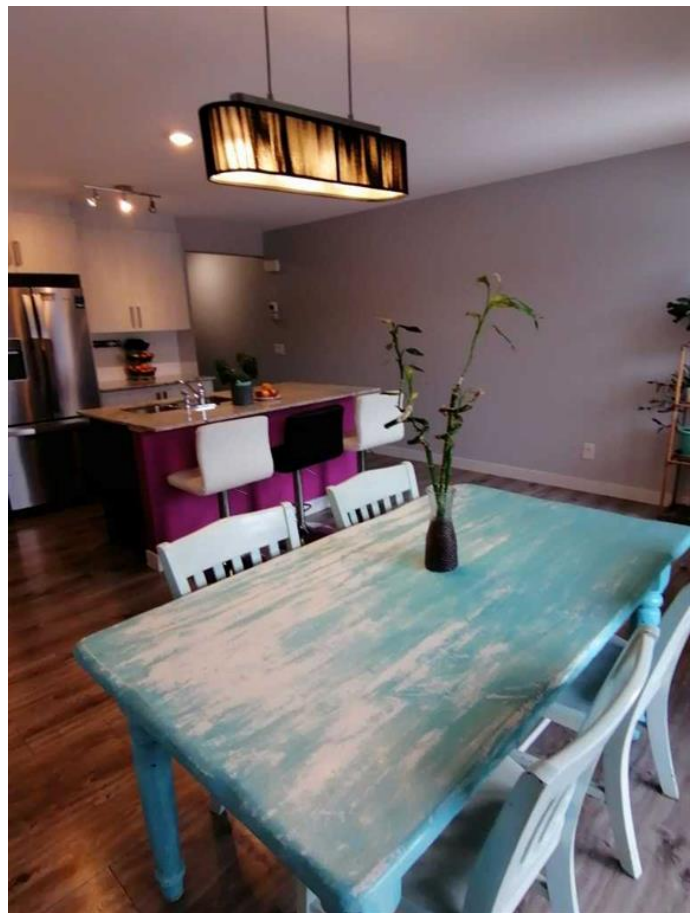
Address	168 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

### 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	49
Zoning	R-2M

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.