213 Sage Hill Grove NW
Calgary, Alberta

MLS # A2232579

$530,000

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,519 sq.ft.	**Age:**	2018 (7 yrs old)
Beds:	3	**Baths:**	3 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.03 Acre
Lot Feat:	Back Yard, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 281
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A

Welcome to this well-maintained townhouse in Sage Hill! This property offers abundant natural light, backs onto green space and walking pathways, and is move-in ready for its next owner. This home features 3 bedrooms, 3.5 bathrooms, and a modern kitchen perfect for entertaining dinner guests. You can also enjoy summer BBQ days in the backyard. Guest parking is conveniently located across from the unit. Please let me know if you would like more information or to schedule a viewing.