

\$460,000 - 908 Sage Hill Grove Nw, Calgary

MLS® #A2269001

\$460,000

3 Bedroom, 4.00 Bathroom, 1,617 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

****Open House Saturday Nov. 8 from 12-3:00pm**** This three bedroom, three and a half bath Trico built townhome, completed in 2023, makes modern living feel effortless with each bedroom featuring its own private ensuite and walk in closet. Offering 1,617 square feet of thoughtfully designed space and still covered under new home warranty, this residence combines comfort, flexibility, and natural light in one of northwest Calgary's most connected communities.

On the entry level, a spacious bedroom with a four piece ensuite that includes a tub and shower provides privacy for guests, extended family, or a quiet home office. The attached single garage offers secure parking and additional storage, while access to the rear porch creates an easy outdoor connection.

The second level is the heart of the home, where nine foot ceilings and large east and west facing windows fill the open concept kitchen, dining, and living areas with light. The upgraded kitchen includes a gas cooktop, built in wall oven and microwave, chimney hood fan, dishwasher, and elegant quartz counters complemented by sleek cabinetry and modern finishes. A front balcony invites morning coffee or evening unwinds, and a conveniently located powder room completes this level.

Upstairs, a dual primary layout provides two bright bedrooms, each with its own ensuite



and walk in closet. One features a walk in shower, the other a tub and shower combination. Laundry and a linen closet are thoughtfully located on this level for added convenience.

Durable LVP flooring, soft carpet, and tile finishes create a comfortable flow throughout, while ethernet wiring, a high efficiency furnace, and tankless hot water add everyday efficiency. The unfinished partial basement with a large window offers storage or future development potential.

Surrounded by pathways, ponds, and parks, Sage Hill encourages an active and connected lifestyle. Sage Hill Crossing is just minutes away for shops, caf  s, groceries, and everyday essentials, with quick access to Stoney Trail, Shaganappi Trail, and Symons Valley Road for easy travel across the city.

Built in 2023

Essential Information

MLS�� #	A2269001
Price	\$460,000
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, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Garage Faces Front, Single Garage Attached, Concrete Driveway
# of Garages	1

Interior

Interior Features	High Ceilings, 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, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	3
Zoning	M-2 d100

Listing Details

Listing Office	eXp Realty
----------------	------------

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.