$499,900 - 456 Sage Hill Grove Nw, Calgary

MLS® #A2256455

$499,900

3 Bedroom, 4.00 Bathroom, 1,435 sqft
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Discover this stunning, fully upgraded former showhome with a rare fenced in yard in the Verona complex of Sage Hill. This beautiful townhome offers a unique blend of modern elegance and practical living, perfect for growing families, professionals, or savvy investors. Nestled in the heart of Sage Hill, this home is surrounded by kilometers of scenic ravines, with beautiful walking paths and parks weaving through Sage Hill and Nolan Hill, offering a peaceful escape just steps from your door. Enjoy unbeatable proximity to shopping at Creekside and Beacon Hill, including Costco and T&T Supermarket, while Stoney Trail ensures quick access to all corners of Calgary. Step inside and be guided to an inviting living room with 12-foot+ vaulted ceilings, bathed in natural light and leading to a private balcony with views across the valley. A convenient half bath completes this level, ideal for guests. Ascend to the kitchen, featuring upgraded cabinets, sleek quartz countertops, ample cabinet space, and stainless-steel appliances. A second private balcony off the kitchen allows you to follow the sun all day, perfect for morning coffees or evening relaxation. The top floor is designed for comfort, featuring two spacious bedrooms, each with its own private ensuite. The primary suite is a true retreat, showcasing a wall-to-wall closet, a luxurious ensuite bathroom, and generous space for a king-sized bed and

additional furniture. For ultimate convenience, in-suite laundry is thoughtfully placed on this level. The walkout basement offers a third bedroom with its own ensuite, providing a private sanctuary for a young adult, in-law, or renterâ€"making this home an exceptional opportunity. Donâ€™t miss your chance to own
this rare gem in Veronaâ€"schedule your private viewing today and experience upscale living at its finest!

Built in 2017

Essential Information

MLS® #	A2256455
Price	$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,435
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	456 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

Amenities

Amenities	Park, Other
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Double Vanity, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Oven, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-2M

Listing Details

Listing Office	Real Estate Professionals Inc.