

# \$475,000 - 122 Sage Hill Grove Nw, Calgary

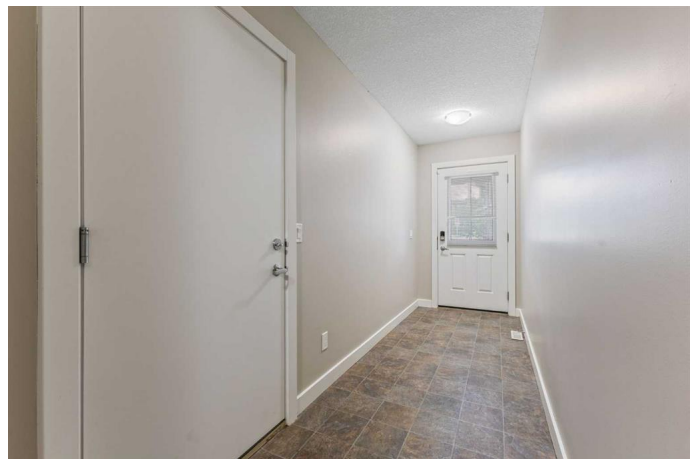
MLS® #A2240993

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,439 sqft  
Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to Verona in Sage Hill! This newly painted, stylish unit offers a spacious living room with soaring 12 ft ceilings, access to a private deck, and a full walkout basement. The modern kitchen is equipped with granite countertops, an upgraded stainless steel appliance package, a walk-in pantry, and a sleek contemporary backsplash. The open-concept layout flows seamlessly into the dining area, which opens to a second balcony—perfect for entertaining. Upstairs, you'll find a generous primary bedroom featuring a 4-piece ensuite with double sinks, granite counters, a stand-up shower and wall-to-wall closet. The second bedroom also includes a spacious walk-in closet and its own 4-piece ensuite. The finished basement offers additional storage and flexibility—it can serve as rec room/den or use it as a third bedroom as it includes a closet and rough-in plumbing for a future bathroom. The sliding patio doors lead you out to a nice green backyard not backing onto any neighbors. Additional highlights include a single attached garage, a 2-piece powder room, stylish lighting fixtures, Decora switches, a blend of laminate, tile, and carpet flooring, as well as CAT5 enhanced and RG6 structured wiring. Located in an exclusive community with two private park areas and scenic pathways that connect to surrounding environmental reserves. Quick access to Creekside and Sage Hill shopping complexes for all of your daily amenities! Book your private showing with your favorite agent today!



\*\*\*SEE VIRTUAL 3D TOUR\*\*\*

Built in 2016

### Essential Information

MLS® #	A2240993
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	122 Sage Hill Grove Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z8

### Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Partial, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	22
Zoning	R-2M

### **Listing Details**

Listing Office	The Real Estate District
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