

23 Sage Hill Common NW
Calgary, Alberta

MLS # A2201790



\$455,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Interior Lot, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Quartz Counters, Tankless Hot Water		

Inclusions: window coverings, fans

This updated townhome boasts 3 bedrooms and 2.5 baths, featuring new granite countertops, new cabinets, and new carpets, new paint. The ensuite primary bedroom includes a large walk-in closet and a full 4-piece bath. The kitchen offers plenty of space with a mosaic glass tile backsplash, and 9-ft ceilings and large windows fill the home with natural light. Enjoy the upper deck with French door access, overlooking a green belt. The bright walk-out basement leads to a stamped concrete patio. Oversized single insulated garage (20 x 11) and driveway for 1 vehicle. Condo fees are only \$363/month. Pets are allowed (with board approval), and the basement is ready for future development or a home gym. Garage shelf included. A well-loved home in excellent condition—schedule your showing today!