



\$ 296,900.00

52 SAGE HILL COMMON NW CALGARY

<https://paulbrinton.com>

WOW!!!! Fantastic Location!! Excellent Price!!
Perfect home for a young growing family!! This well-kept townhome includes 9' ceilings throughout the main floor that includes a spacious foyer, powder room and open living/dining area, along with access to the south-exposed yard and patio that includes a natural gas outlet for your...

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1155107

Type: Row/Townhouse

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

Post Updated: 2021-12-01 17:17:17

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 12/01/21

Two Piece Bath: 1

Lot size: 1506 sq ft

Year built: 2010

Parking: Driveway, Single Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Ceramic Tile,Linoleum

Community Features: Schools
Nearby,Playground,Street Lights,Shopping
Nearby

Fencing: Fenced

Cooling: None

Interior Features: No Animal Home,No
Smoking Home,Open Floorplan,Pantry

Roof Type: Asphalt Shingle

Total Parking: 2

Association Amenities: Playground,Visitor
Parking

Exterior Features: None

District: CAL Zone N

Inclusions: WATER SOFTNER AS IS

Lot Features: Back Yard,Few Trees,Street
Lighting,Rectangular Lot

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION



Basement: Full, Partially Finished

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Stone,Vinyl
Siding,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric
Stove,Microwave Hood
Fan,Refrigerator,Washer,Window Coverings

Subdivision Name: Sage Hill

Lot Size Acres: 0.03

Levels: Two

Zoning: M-1 d75

List Price Square Foot: \$ 285.48

Photo Count: 30

Unit Exposure: N,S

Suite: No

Frontage Metres: 6.09M 20`0"

Living Area SF: 1040.00

Structure Type: Five Plus

Restrictions: Pet Restrictions or Board
approval Required

