

\$540,000 - 9 Sage Hill Path Nw, Calgary

MLS® #A2264360

\$540,000

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Single Family on 0.07 Acres

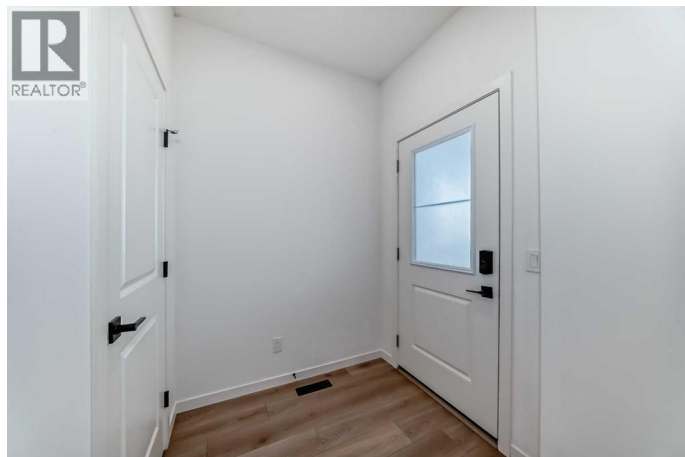
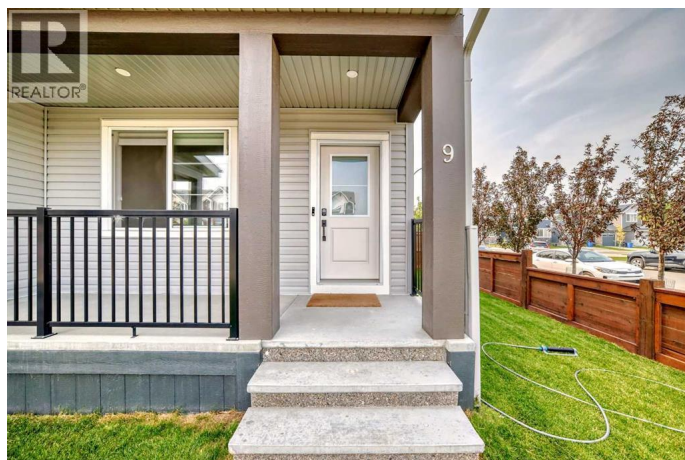
Sage Hill, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bath townhome built by Calbridge Homes in 2023! Located right next to the park and playground, this corner unit with NO CONDO FEES offers an extra-large yard and a side entrance to the unfinished basement - potential for legal basement suite (subject to city approval)! Step inside to find a bright and spacious layout, modern finishes, and thoughtful design throughout. The open-concept main floor features a stylish kitchen, dining, and living area ideal for both entertaining and everyday living. Upstairs, the primary suite includes a walk-in closet and private ensuite, complemented by two additional bedrooms and another full bath. Enjoy the convenience of being just steps from a playground and park, with shopping, grocery stores, restaurants, and all amenities nearby at Sage Hill Plaza. With its modern build, prime location, and ample space inside and out, this home offers exceptional value and lifestyle flexibility. (id:6289)

Built in 2023

Essential Information

Listing #	A2264360
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	1,357
Acres	0.07
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Sage Hill Path Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R2A7

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, No neighbours behind, Closet Organizers, No Smoking Home, Parking
Parking Spaces	2
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Central heating
Cooling	Central air conditioning
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 11:46pm PDT