

# \$599,000 - 9 Sage Hill Path Nw, Calgary

MLS® #A2253803

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY SEPT. 6TH  
12PM-3PM

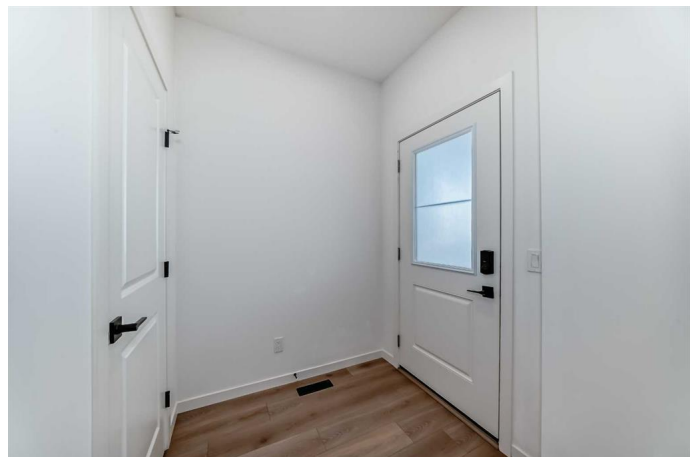
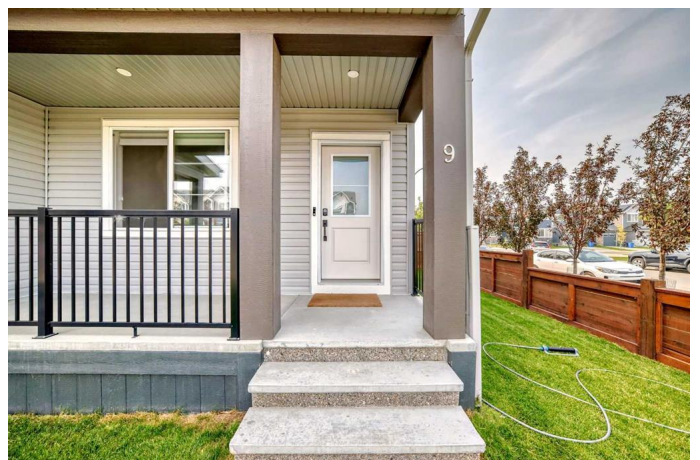
Welcome to this beautifully designed 3-bedroom, 2.5-bath townhome built by Calbridge Homes in 2023! Located right next to the park and playground, this corner unit with NO CONDO FEES offers an extra-large yard and a side entrance to the unfinished basement - potential for legal basement suite (subject 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.

Built in 2023

## Essential Information

MLS® # A2253803

Price \$599,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 Sage Hill Path Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A7

### Amenities

Amenities	Park, Playground, Snow Removal
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Central
Cooling	Central Air, Full
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Playground, Private Yard
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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