



GRASSROOTS
REALTY GROUP

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21 Sage Hill Path NW
Calgary, Alberta

MLS # A2217796



\$639,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SATURDAY JUNE 21 FROM 11:30 - 2:00**** Welcome to modern living at its finest in this standout two-storey Alloy Townhouse, tucked away in the sought-after community of Sage Hill NW. This stylish end unit perfectly balances smart design with everyday functionality. Inside, you'll find 1364 square feet of comfortable living space, including three spacious bedrooms and two and a half well-designed bathrooms—perfect for families or anyone who loves to entertain. Step inside to find a beautifully bright and open layout, featuring a modern kitchen with a tasteful color combination, upgraded lighting, and modern stainless-steel appliances, perfect for both everyday living and entertaining, ideal for casual meals or hosting friends. The living and dining areas flow seamlessly together, and just off the main space, there's a nook area for breakfast, a convenient mudroom and a half bath. Upstairs, the primary bedroom is a true retreat, complete with vaulted ceilings, a walk-in closet, and a beautiful four-piece ensuite. Down the hall, you'll find two more generously sized bedrooms and a laundry room, making day-to-day living a breeze. There's also an undeveloped basement with two large windows, and a bathroom rough-in, giving you plenty of room to grow or customize to your liking. Step outside and enjoy a fully fenced and landscaped backyard, a spacious deck with a gas line for summer barbecues, and a double detached garage. With 1364 square feet of developed space, a functional layout, and NO CONDO FEES, this home offers incredible value and flexibility—perfect for your next chapter.