



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9 Sage Hill Path NW
Calgary, Alberta

MLS # A2263489

\$550,000



Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	Lawn Mower (2025)		

Welcome to this modern and spacious 3-bedroom, 2.5-bath townhome built by Calbridge Homes in 2023! Perfectly located next to a park and playground, this corner unit with NO CONDO FEES offers an extra-large yard and a convenient side entrance to the unfinished basement—with potential for a future legal suite (subject to city approval). Inside, you’ll find an inviting open-concept main floor featuring a bright living area, stylish kitchen, and dining space that’s ideal for both everyday living and entertaining. Upstairs, the primary suite boasts a walk-in closet and private ensuite, while two additional bedrooms and a full bath provide plenty of space for family or guests. Enjoy the lifestyle benefits of this prime Sage Hill location—just steps from the park and minutes from Sage Hill Plaza, with grocery stores, restaurants, and every amenity you need close at hand. With its modern design, family-friendly layout, and unbeatable location, this home delivers exceptional value and flexibility for today’s buyer.