



GRASSROOTS
REALTY GROUP

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9 Sage Hill Path NW
Calgary, Alberta

MLS # A2264360



\$540,000

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, Off Street		
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, Ceramic Tile, Laminate	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, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Lawn mower (2025)		

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.