

\$584,999 - 9 Sage Hill Path Nw, Calgary

MLS® #A2253803

\$584,999

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

***PRICE DROP* OPEN HOUSE SAT 10-1,
SUN 2-4**

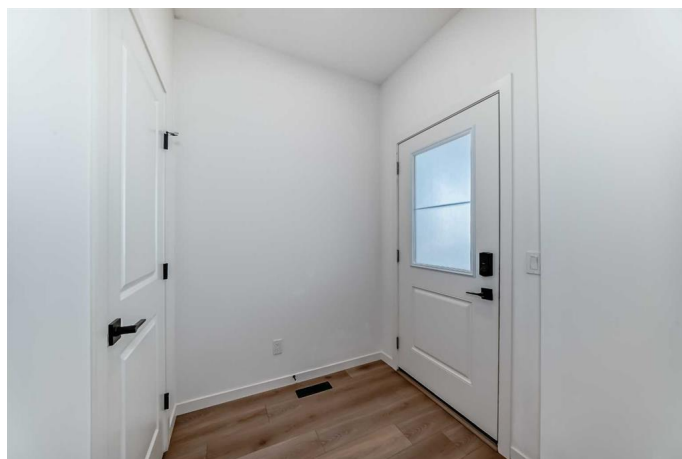
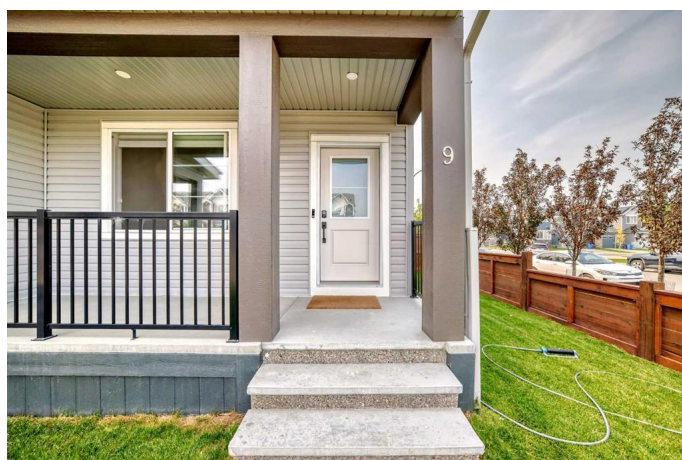
Welcome to this beautifully designed 3-bedroom, 2.5-bath townhome built by Calbridge Homes in 2023! Located right next to the park and playground, this corner unit with NO CONDO FEES offers an extra-large yard and a side entrance to the unfinished basement - potential for legal basement suite (subject 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 \$584,999



| | |
|----------------|---------------|
| 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 |
|-------------------|--------------------------|

| | |
|-----------------|--|
| 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 | 15 |
| Zoning | R-Gm |
| HOA Fees | 75 |
| HOA Fees Freq. | ANN |

Listing Details

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

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