

\$540,000 - 9 Sage Hill Path Nw, Calgary

MLS® #A2264360

\$540,000

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.07 Acres

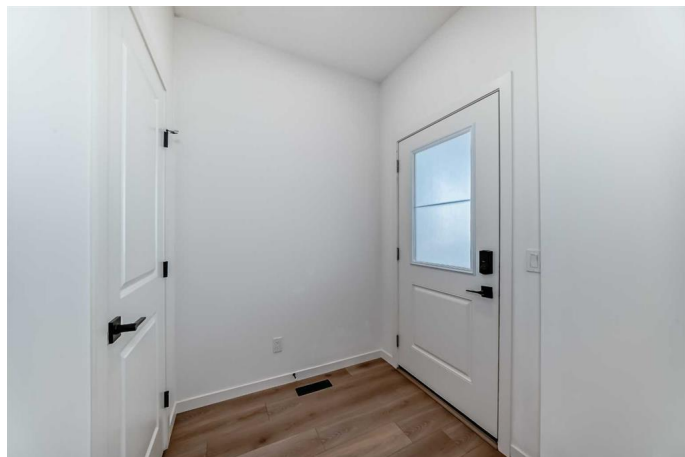
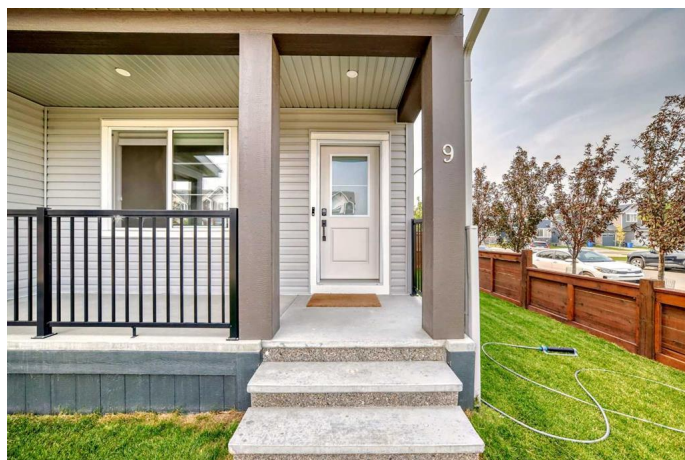
Sage Hill, Calgary, Alberta

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® #	A2264360
Price	\$540,000
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
Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Playground
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	4
Zoning	R-Gm
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.