

# \$550,000 - 9 Sage Hill Path Nw, Calgary

MLS® #A2263489

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,357 sqft  
Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

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.

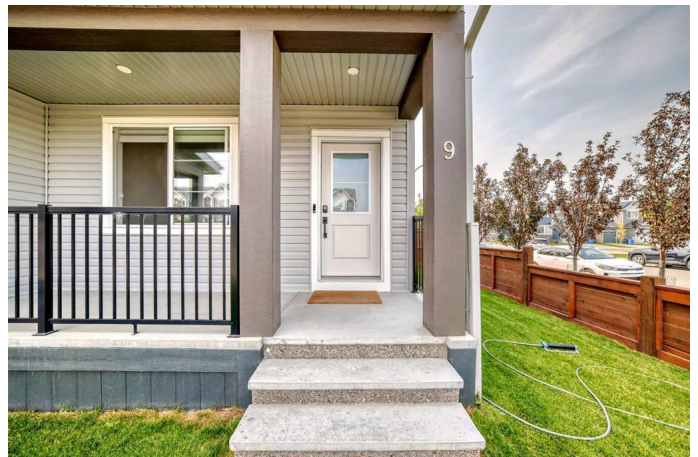
Enjoy the lifestyle benefits of this prime Sage Hill location—just steps from the park and minutes from Sage Hill Plaza, with grocery stores, restaurants, and every amenity you need close at hand.

With its modern design, family-friendly layout, and unbeatable location, this home delivers exceptional value and flexibility for today's buyer.

Built in 2023

## Essential Information

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Price	\$550,000
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, Picnic Area, Playground, Snow Removal
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

### Exterior

Exterior Features	Private Yard, Playground
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	October 9th, 2025
Zoning	R-Gm
HOA Fees	75
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Canyon Creek
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