



## 9 Sage Hill Path NW, Calgary, Alberta - \$599,000



Main Photo

### Property Description

OPEN HOUSE SATURDAY SEPT. 6TH 12PM-3PM 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.



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