

# \$639,900 - 21 Sage Hill Path Nw, Calgary

MLS® #A2217796

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,365 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 21 FROM 11:30 - 2:00\*\*** Welcome to modern living at its finest in this standout two-storey Alloy Townhouse,

tucked away in the sought-after community of Sage Hill NW. This stylish end unit perfectly balances smart design with everyday functionality.

Inside, youâ€™ll find 1364 square feet of comfortable living space, including three spacious

bedrooms and two and a half well-designed bathroomsâ€”perfect for families or anyone who loves to entertain.

Step inside to find a beautifully bright and open layout, featuring a modern kitchen with a tasteful color combination, upgraded lighting, and modern stainless-steel appliances, perfect for both everyday living and entertaining, ideal for casual meals or hosting friends. The living and dining areas flow seamlessly together, and just off the main space, thereâ€™s a nook area for breakfast, a convenient mudroom and a half bath.

Upstairs, the primary bedroom is a true retreat, complete with vaulted ceilings, a walk-in closet, and a beautiful four-piece ensuite.

Down the hall, youâ€™ll find two more generously sized bedrooms and a laundry room, making day-to-day living a breeze.

Thereâ€™s also an undeveloped basement with two large windows, and a bathroom rough-



in, giving you plenty of room to grow or customize to your liking.

Step outside and enjoy a fully fenced and landscaped backyard, a spacious deck with a gas line for summer barbecues, and a double detached garage.

With 1364 square feet of developed space, a functional layout, and NO CONDO FEES, this home offers incredible value and flexibilityâ€”perfect for your next chapter.

Built in 2023

**Essential Information**

MLS® #	A2217796
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,365
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	21 Sage Hill Path Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A7

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	49
Zoning	R-Gm
HOA Fees	75
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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