# \$579,000 - 45 Sage Hill Path Nw, Calgary

MLS® #A2136879

## \$579,000

2 Bedroom, 3.00 Bathroom, 1,345 sqft Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

Welcome to the Alloy 18 by Calbridge Homes, a stunning two-story townhome featuring 2 bedrooms and 2.5 bathrooms. This residence boasts an open-concept living area with a spacious kitchen island perfect for entertaining. The upper level offers dual primary bedrooms, each with its own ensuite, double vanity, and walk-in closet, providing ample space and privacy. Convenience is enhanced with an upper-level laundry room. The home also includes a double detached garage and beautifully landscaped front and backyards, offering a perfect blend of style and functionality. Photos are representative



#### **Essential Information**

MLS® # A2136879
Price \$579,000
Sold Price \$579,000

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,345 Acres 0.05

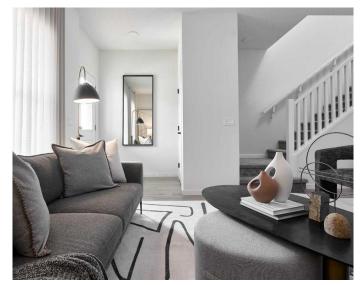
Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey







Status Sold

# **Community Information**

Address 45 Sage Hill Path Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2A7

#### **Amenities**

Amenities None Parking Spaces 2

Parking Double Garage Detached

### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 30th, 2024
Date Sold July 8th, 2024

Days on Market 39
Zoning TBD
HOA Fees 75.00
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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