

495 Sage Hill Road Calgary Alberta

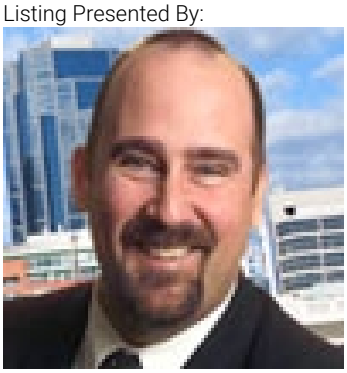
$645,000

Welcome to this modern 2 storey duplex in the desirable NW community of Sage Hill! Completed in 2024, this home offers 1,480 sq. ft. of above grade living space PLUS a fully developed LEGAL 1 bedroom basement suite, making it an excellent opportunity for homeowners and investors alike!The bright, open concept main floor features luxury vinyl plank flooring, a spacious living and dining area, and a stylish kitchen complete with quartz countertops, stainless steel appliances and ample cabinetry. A convenient 2 piece bathroom completes the main level. Upstairs offers 3 spacious bedrooms with plush carpeting, including a primary bedroom with its own ensuite, walk in closet, an additional full bathroom and the convenience of upper-floor laundry.The biggest highlight? THE LEGAL BASEMENT SUITE! Featuring a separate entrance, full kitchen with quartz countertops and stainless steel appliances, 1 bedroom, a full bathroom, vinyl plank flooring and its own private laundry. This self-contained space offers excellent rental income potential to help offset mortgage payments!Complete with a DOUBLE DETACHED GARAGE, this property is conveniently located near Sage Hill Crossing, Sage Hill Quarter, parks, walking pathways, shopping and restaurants, with easy access to Stoney Trail and Shaganappi Trail.LIVE UPSTAIRS, RENT DOWNSTAIRS! A fantastic opportunity to own a newer home with built-in income potential. Book your private showing today! (id:6769)

Living room 11.75 Ft x 14.08 Ft
Kitchen 12.75 Ft x 14.58 Ft
Dining room 10.67 Ft x 10.92 Ft
2pc Bathroom 5.67 Ft x 4.75 Ft
Primary Bedroom 11.83 Ft x 13.67 Ft
4pc Bathroom 8.33 Ft x 9.08 Ft
Bedroom 8.42 Ft x 12.42 Ft

Bedroom 8.33 Ft x 12.42 Ft
4pc Bathroom 8.33 Ft x 4.92 Ft
Living room 11.08 Ft x 13.00 Ft
Kitchen 4.92 Ft x 12.83 Ft
Bedroom 11.08 Ft x 9.83 Ft
4pc Bathroom 4.92 Ft x 8.08 Ft

Listing Presented By:



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