

\$409,900 - 39 Sage Bluff Gate Nw, Calgary

MLS® #A2218801

\$409,900

2 Bedroom, 3.00 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Sage Hill, Calgary, Alberta

Introducing this stunningly designed townhome in one of Calgary's most sought-after communities—Sage Hill. Perfectly positioned just steps from a family-friendly playground, this home offers a unique combination of luxury, functionality, and a vibrant community atmosphere. Featuring a versatile double master bedroom layout with dual ensuites, this 2-bedroom, 2.5-bath residence provides over 1,200 square feet of low-maintenance, upscale living. Builder upgrades shine throughout, highlighting exquisite granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a sleek stainless steel appliance package, and full tile to ceiling in all bathrooms and showers. The glass-paneled balcony adds the perfect touch of elegance and convenience. This home balances modern style with everyday comfort. The open-concept floor plan is filled with natural light, thanks to large windows on every level, creating bright, welcoming spaces that instantly feel like home. Enjoy the practicality of an attached double tandem garage, complemented by a full-length driveway capable of parking three vehicles. Plus, additional guest parking is easily accessible along Sage Bluff Gate, making entertaining a breeze. Whether hosting family and friends or unwinding after a busy day, the thoughtfully designed living spaces and seamless flow set this home apart. Located in one of NW Calgary's premier communities, it offers



quick and easy access to nearby shopping, public transit, parks, playgrounds, and extensive walking and biking trails. Don't miss this incredible opportunity to own a move-in ready, stylish townhome with exceptional value in Sage Hill"schedule your showing today! (id:6289)

Built in 2017

Essential Information

Listing #	A2218801
Price	\$409,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	39 Sage Bluff Gate Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1T5

Amenities

Amenities	Playground, Schools, Shopping, Other
Features	Other, Parking
Parking Spaces	3
Parking	Attached Garage, Tandem
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Garage door opener, Washer & Dryer
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Heating	Central heating
Cooling	None
# of Stories	3

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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