

\$449,900 - 11 Sage Bluff Gate Nw, Calgary

MLS® #A2259738

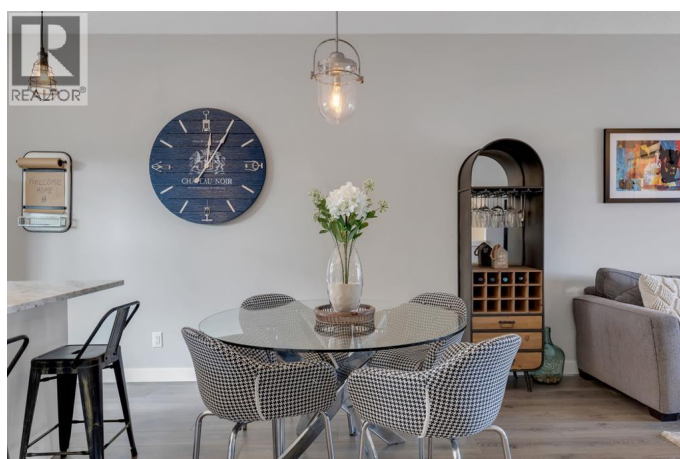
\$449,900

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Sage Hill, Calgary, Alberta

***Open House Sunday October 5th from 2:30-4:30pm** Discover elevated living in this beautifully crafted townhome, perfectly situated in the heart of Sage Hill NW Calgary. Just steps from a family-friendly playground, this residence combines luxury, functionality, and community charm in one remarkable package. Designed with a sought-after double master layout, this 2-bedroom, 2.5-bath home spans over 1,200 sq. ft. of stylish, low-maintenance living. Inside, you'll find a host of builder upgrades including sleek granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a full stainless steel appliance package, and elegant full-height tile in all baths and showers. The glass-paneled balcony with a built-in gas line offers the perfect spot for outdoor grilling and entertaining. Bright, sun-filled interiors flow effortlessly through the open-concept floor plan, with oversized windows on every level creating welcoming spaces that feel like home from the moment you arrive. The convenience of an attached tandem double garage with a full-length driveway allows parking for up to 3 vehicles, along with additional guest parking nearby along Sage Bluff Gate. Blending modern style with everyday comfort, this home offers exceptional value in one of Calgary's premier NW communities. With quick access to shopping, public transit, playgrounds, and scenic walking and biking trails, this is an opportunity you won't want



to miss. Book your viewing today and come find out what makes Sage Hill a terrific community to call home! (id:6289)

Built in 2020

Essential Information

Listing #	A2259738
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	11 Sage Bluff Gate Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1T5

Amenities

Amenities	Park, Playground, Shopping
Features	No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	3
Parking	Attached Garage, Concrete, Other, Parking Pad, Tandem
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	3

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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Listing information last updated on October 14th, 2025 at 10:31pm PDT