

\$499,900 - 7 Sage Bluff Gate Nw, Calgary

MLS® #A2199764

\$499,900

2 Bedroom, 3.00 Bathroom, 1,252 sqft
Residential on 0.13 Acres

Sage Hill, Calgary, Alberta

Discover modern living in this stunning 2-bedroom, 2.5-bathroom corner lot townhome in the desirable community of Sage Hill. Offering 1,254 sqft, this home features an open-concept layout with granite countertops, sleek cabinetry, and an abundance of natural light. Upstairs, both bedrooms boast private ensuites; primary bedroom sporting a three-piece baths, with the guest bedroom adding an additional four-piece bath. With a tandem garage there is ample space for additional storage. Nestled in a prime location, this home is just steps from parks, walking paths, and scenic green spaces, perfect for walking a dog or enjoying the sun! Don't miss your chance to own this beautifully appointed townhome in one of Calgary's most sought-after communities. Book your showing today!

Built in 2020

Essential Information

MLS® #	A2199764
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.13



Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	7 Sage Bluff Gate Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	6

Zoning	M-1
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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