

# \$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	5

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

### **Listing Details**

Listing Office	RE/MAX First
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