\$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

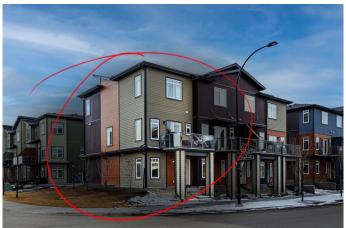
Full Baths 2

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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