# \$469,900 - 11 Sage Bluff Gate Nw, Calgary

MLS® #A2216339

# \$469,900

2 Bedroom, 3.00 Bathroom, 1,216 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover elevated living in this beautifully designed townhome located in the heart of Sage Hill NW Calgary. Situated just steps away from a family-friendly playground, this property offers a rare blend of luxury, functionality, and community charm. Featuring a double master bedroom plan with dual ensuites this 2 Bedroom, 2.5 Baths design plan offers over 1,200+ square feet of luxury low maintenance living. This home features builder upgrades throughout featuring sleek granite countertops, custom shaker style designer cabinetry, premium vinyl plank flooring, high ceilings, stainless steel appliance package, full tile to ceiling around all baths/showers, and glass panelled balcony with gas-line for BBQ. This home blends together he perfect mix of modern style with at home comfort. This homes open floor plan offers natural light through large windows on every level, creating bright and welcoming spaces that feel like home from the moment you walk in. Enjoy the convenience of an attached double car (tandem) garage + full length drive way fro 3 car total parking as well as ease of access along Sage Bluff Gate for additional guest parking. Whether you're entertaining or relaxing, the open-concept layout and thoughtfully designed living areas make this home a standout choice. Offering exceptional value in one of Calgarys premier NW communities and providing quick and easy access to nearby shopping, public transit routes, park & playground spaces, and







walking and bike trails this is an opportunity not to be missed!

### Built in 2020

# **Essential Information**

MLS® # A2216339 Price \$469,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,216 Acres 0.00 Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 11 Sage Bluff Gate Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1T5

#### **Amenities**

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached, Driveway, Garage Door Opener, Additional

Parking, Tandem

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

# **Exterior**

Exterior Features Balcony, BBQ gas line, Playground

Lot Description Few Trees, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 30th, 2025

Days on Market 48
Zoning M-1
HOA Fees 100

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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