

# \$469,900 - 98 Sage Bluff Circle Nw, Calgary

MLS® #A2226174

**\$469,900**

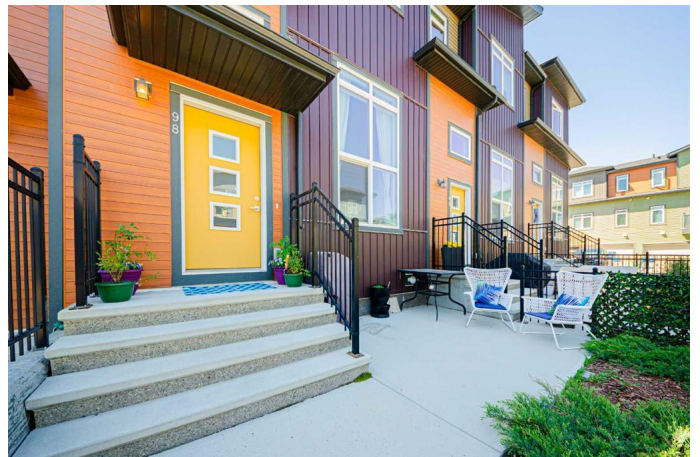
2 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully appointed 2-storey townhouse in the sought-after community of Sage Hill. Featuring 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage, this home perfectly blends comfort, style, and convenience. Step inside to a bright and airy living room with soaring ceilings and an abundance of natural light streaming through large, expansive windows. The open-concept main level showcases gorgeous vinyl flooring, a large dining area, and a contemporary kitchen complete with sleek white cabinetry, quartz countertops, a breakfast bar, and stainless-steel appliances—ideal for both everyday living and entertaining. Upstairs, you’ll find two generous primary suites, each with its own walk-in closet and private 4-piece ensuite, providing ultimate comfort and privacy. The convenient upper-floor laundry adds to the home’s thoughtful layout. The undeveloped basement offers excellent storage potential or future development options to suit your needs. Enjoy warm summer evenings on the spacious front patio, perfect for relaxing or hosting BBQs. Located close to shopping, dining, parks, and playgrounds, this home offers an unbeatable lifestyle in a thriving neighborhood. Whether you're looking for your next home or a fantastic investment opportunity, this property checks all the boxes. Don’t miss out—schedule your private viewing today!

Built in 2017



## Essential Information

MLS® #	A2226174
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	98 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Other
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	34
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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