

# \$454,900 - 39 Sage Bluff Gate, Calgary

MLS® #A2218801

**\$454,900**

2 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Introducing this stunningly designed townhome in one of Calgary's most sought-after communities—Sage Hill. Perfectly positioned just steps from a family-friendly playground, this home offers a unique combination of luxury, functionality, and a vibrant community atmosphere.

Featuring a versatile double master bedroom layout with dual ensuites, this 2-bedroom, 2.5-bath residence provides over 1,200 square feet of low-maintenance, upscale living. Builder upgrades shine throughout, highlighting exquisite granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a sleek stainless steel appliance package, and full tile to ceiling in all bathrooms and showers. The glass-paneled balcony with built-in gas line for BBQ adds the perfect touch of elegance and convenience.

This home balances modern style with everyday comfort. The open-concept floor plan is filled with natural light, thanks to large windows on every level, creating bright, welcoming spaces that instantly feel like home.

Enjoy the practicality of an attached double tandem garage, complemented by a full-length driveway capable of parking three vehicles. Plus, additional guest parking is easily accessible along Sage Bluff Gate, making entertaining a breeze.



Whether hosting family and friends or unwinding after a busy day, the thoughtfully designed living spaces and seamless flow set this home apart. Located in one of NW Calgary's premier communities, it offers quick and easy access to nearby shopping, public transit, parks, playgrounds, and extensive walking and biking trails.

Don't miss this incredible opportunity to own a move-in ready, stylish townhome with exceptional value in Sage Hill—schedule your showing today!

Built in 2017

### Essential Information

MLS® #	A2218801
Price	\$454,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	39 Sage Bluff Gate
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

### Amenities

Amenities	Other, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Door Opener, Additional Parking, Garage Faces Rear, Tandem
# of Garages	2

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Basement	None

## Exterior

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

## Additional Information

Date Listed	May 7th, 2025
Days on Market	30
Zoning	M-1
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.