

# \$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 | 32            |
| Zoning         | M-1           |
| HOA Fees       | 100           |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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