

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

MLS® #A2226174

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,249 sqft

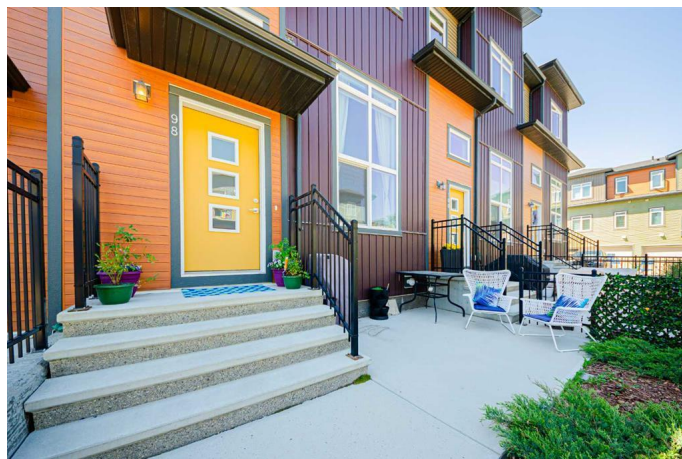
Residential on 0.00 Acres

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. 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
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	10
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	2% 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.