

# \$435,900 - 50 Sage Bluff Circle Nw, Calgary

MLS® #A2231053

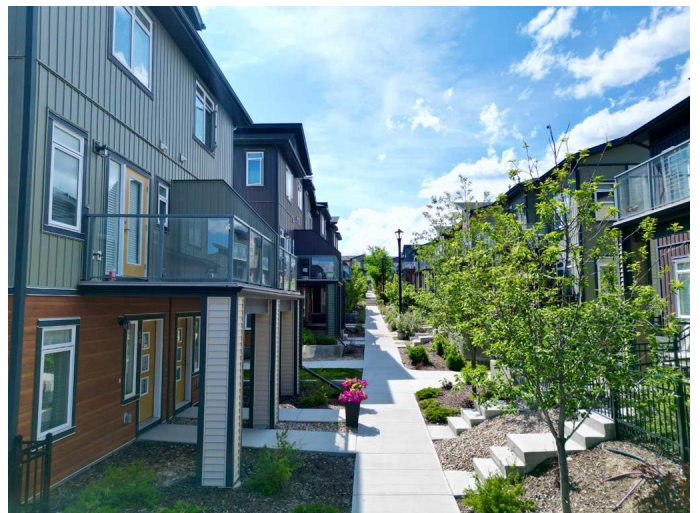
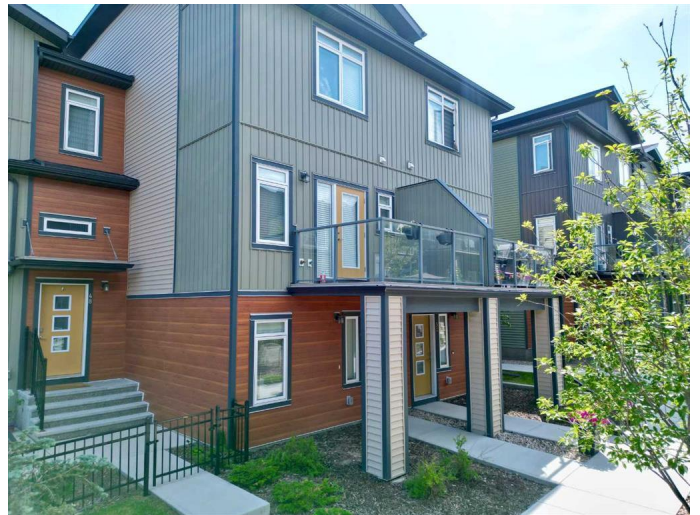
**\$435,900**

2 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Nestled in the heart of Sage Hill, this stunning townhome offers a perfect blend of luxury, comfort, and contemporary design with low condo fees! Greeting you on the main level are 10ft high ceilings, creating an immediate sense of spaciousness and airiness. Exquisite vinyl plank flooring graces the main floor, providing both durability and aesthetic appeal. The great sized kitchen boasts a large island complete with breakfast bar seating. Stainless steel appliances add a touch of sophistication while the pantry and extensive cabinetry provide ample storage space. A subway tile backsplash and quartz countertops add a contemporary flair to the space. The open concept design seamlessly connects the eating nook to both the kitchen and the living room, fostering a sense of togetherness and making it an ideal space for shared moments with family and friends. Moving on to the living room, access to the deck with a gas line for outdoor cooking makes this space perfect for entertaining or simply enjoying the tranquility of the outdoors. Large windows flood the living room with natural light, creating an inviting atmosphere that complements the contemporary design elements. Completing this main level is a convenient 2pc powder room! Ascending to the upper level, featuring double primary suites with one boasting a 3-piece ensuite with a standalone shower, offering a private oasis for relaxation. The other primary suite comes complete with a 4-piece ensuite. Both bedrooms feature big



windows, allowing an abundance of natural light to fill the space and create a warm and welcoming ambiance. Upper-level laundry and a linen closet add a practical touch. The tandem garage, equipped with additional storage space, ensures that practicality and functionality are seamlessly integrated into the design. The parking pad in addition to the garage allows for three vehicles to be comfortably stored at the residence. Additional features include air conditioning. This beautiful home has pride of ownership seen throughout!

Built in 2019

**Essential Information**

MLS® #	A2231053
Price	\$435,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	50 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

**Amenities**

Amenities	Trash, Visitor Parking, Parking
-----------	---------------------------------

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	51
Zoning	M-1 d74
HOA Fees	99
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.