\$499,800 - 50 Sage Bluff Manor Nw, Calgary

MLS® #A2216037

\$499,800

3 Bedroom, 3.00 Bathroom, 1,282 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Dream Home in Sage Hill with LOW CONDO FEES. This beautifully maintained END-UNIT townhome offers 3 spacious bedrooms, 2.5 bathrooms, and a rare DOUBLE SIDE-BY-SIDE garage â€" perfect for comfortable family living. Enjoy the convenience of main-floor access and an open-concept layout featuring a large, sunlit living room that flows into the dining area and stylish kitchen. The chef's kitchen boasts a large island, luxury quartz countertops, ceiling-height upgraded cabinetry, stainless steel appliances, and an elegant lighting package â€" all enhanced by laminate flooring throughout the main floor. Step out front to your private patio and garden â€" perfect for morning coffee or evening BBQs. Upstairs, vou'II find upgraded carpet, three bright bedrooms with large triple-pane windows, and two full bathrooms with modern upgraded tile flooring. The bedrooms are peaceful retreat with ample natural light. Downstairs, the partially developed basement houses the laundry and mechanical room and offers some storage space. Located in a highly desirable community, this home is walking distance or just minutes drive from Walmart, T&T Supermarket, the public library, playground, and provides quick access to Stoney Trail for an easy commute. Lovingly cared for by the original owner, this home is move-in ready and waiting for you. Schedule your private viewing today!







Essential Information

MLS®# A2216037 Price \$499,800

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,282 Acres 0.00 Year Built 2017

Type Residential

Row/Townhouse Sub-Type

Style 2 Storey Status Active

Community Information

Address 50 Sage Bluff Manor Nw

Subdivision Sage Hill City Calgary County Calgary Province Alberta T3R 1T5

Postal Code

Amenities

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Off Street

2 # of Garages

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, **Appliances**

Washer

Forced Air Heating

Cooling None Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Playground Lot Description Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025

Days on Market 8

Zoning M-1 HOA Fees 93

HOA Fees Freq. ANN

Listing Details

Listing Office Skyrock

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