

# \$479,900 - 11 Sage Bluff Gate Nw, Calgary

MLS® #A2216339

**\$479,900**

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover elevated living in this beautifully designed townhome located in the heart of Sage Hill NW Calgary. Situated just steps away from a family-friendly playground, this property offers a rare blend of luxury, functionality, and community charm. Featuring a double master bedroom plan with dual ensuites this 2 Bedroom, 2.5 Baths design plan offers over 1,200+ square feet of luxury low maintenance living. This home features builder upgrades throughout featuring sleek granite countertops, custom shaker style designer cabinetry, premium vinyl plank flooring, high ceilings, stainless steel appliance package, full tile to ceiling around all baths/showers, and glass panelled balcony with gas-line for BBQ. This home blends together the perfect mix of modern style with at home comfort. This home's open floor plan offers natural light through large windows on every level, creating bright and welcoming spaces that feel like home from the moment you walk in. Enjoy the convenience of an attached double car (tandem) garage + full length driveway for 3 car total parking as well as ease of access along Sage Bluff Gate for additional guest parking. Whether you're entertaining or relaxing, the open-concept layout and thoughtfully designed living areas make this home a standout choice. Offering exceptional value in one of Calgary's premier NW communities and providing quick and easy access to nearby shopping, public transit routes, park & playground spaces, and



walking and bike trails this is an opportunity  
not to be missed!

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216339      |
| Price          | \$479,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,216         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Sage Bluff Gate Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T5               |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,                                    |

|          |  |
|----------|--|
|          | Refrigerator, Washer, Window Coverings |
| Heating  | Forced Air, Natural Gas                |
| Cooling  | None                                   |
| Basement | None                                   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Playground                |
| Lot Description   | Landscaped, Low Maintenance Landscape, Few Trees |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 13               |
| Zoning         | M-1              |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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