\$450,000 - 118 Sage Bluff Circle Nw, Calgary

MLS® #A2224564

\$450,000

3 Bedroom, 3.00 Bathroom, 1,256 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Why wait 1-2+ years for a new build in the middle of a construction zone so far away from everything? with OVER 1250 sq ft of total developed space, this 2017 townhome in Sage Hill with a DOUBLE ATTACHED GARAGE and VERY LOW CONDO FEES has everything you have been looking for!

Bright & wide-open floor plan, stainless steel appliances throughout, high ceilings, and more, this home is PERFECT for a couple or a growing family tired of renting, living in an apartment, or ready for a living space upgrade!

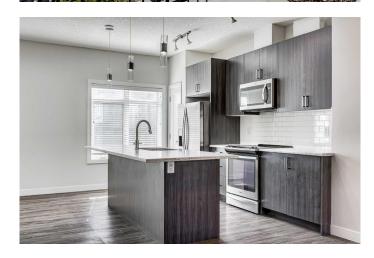
This 3 bedrooms 2.5 bathroom family townhome is located in an unbeatable location in up-and-coming Sage Hill and has parks, schools, shopping, and green spaces nearby. Inside, you will find thousands of dollars in interior upgrades + recent updates, including; vinyl flooring, carpet recently stretched and professionally cleaned, upgraded tile package on all floors, fresh paint, AC for our hot summer months, etc!

Having also been professionally cleaned recently, this unit now shows incredible, and all that is missing is you to move in.

Get ahead of the summer crowds and call your Realtor and book a showing today!







Built in 2017

Essential Information

MLS® # A2224564 Price \$450,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,256 Acres 0.00 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 118 Sage Bluff Circle Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta

Postal Code T3R 1T5

Amenities

Amenities Other, Snow Removal, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Other

Lot Description Front Yard, Other, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 9

Zoning M-1

Listing Details

Listing Office eXp Realty

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