

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

MLS® #A2216037

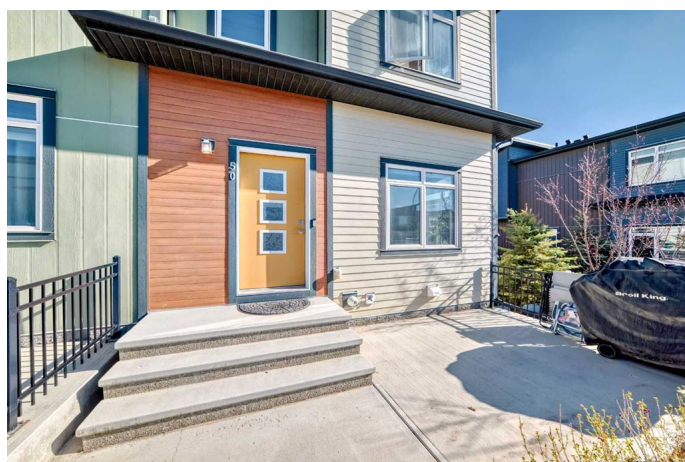
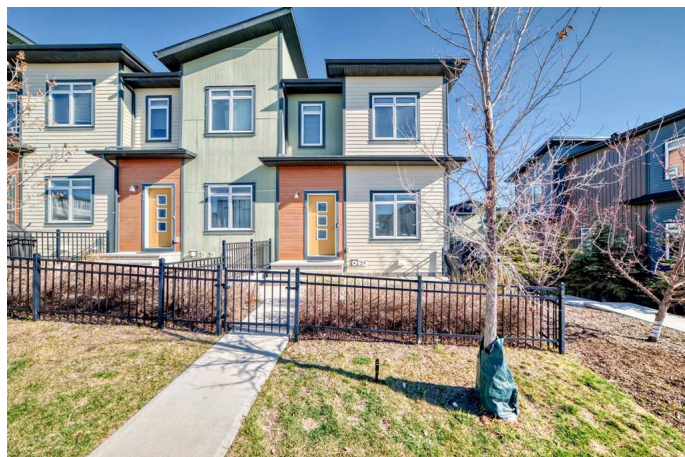
\$499,800

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 – 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 – all enhanced by laminate flooring throughout the main floor. Step out front to your private patio and garden – perfect for morning coffee or evening BBQs. Upstairs, you’ll 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!



Built in 2017

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 |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

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

Amenities

| | |
|----------------|---|
| Amenities | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| 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 | 11 |
| Zoning | M-1 |
| HOA Fees | 93 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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