

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

MLS® #A2216339

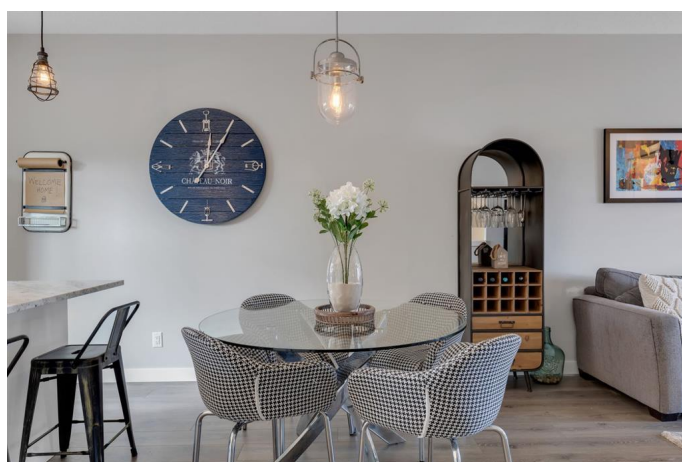
**\$479,900**

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	Double Garage Attached, Driveway, Garage Door Opener, Additional Parking, Tandem
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, High Ceilings
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	Few Trees, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	27
Zoning	M-1
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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