# \$449,900 - 11 Sage Bluff Gate Nw, Calgary

MLS® #A2259738

## \$449,900

2 Bedroom, 3.00 Bathroom, 1,216 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover elevated living in this beautifully crafted townhome, perfectly situated in the heart of Sage Hill NW Calgary. Just steps from a family-friendly playground, this residence combines luxury, functionality, and community charm in one remarkable package.

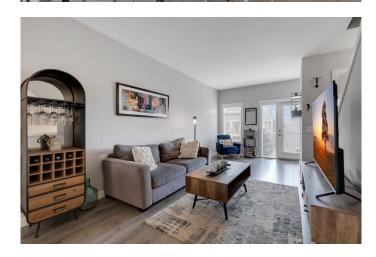
Designed with a sought-after double master layout, this 2-bedroom, 2.5-bath home spans over 1,200 sq. ft. of stylish, low-maintenance living. Inside, you'II find a host of builder upgrades including sleek granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a full stainless steel appliance package, and elegant full-height tile in all baths and showers. The glass-paneled balcony with a built-in gas line offers the perfect spot for outdoor grilling and entertaining.

Bright, sun-filled interiors flow effortlessly through the open-concept floor plan, with oversized windows on every level creating welcoming spaces that feel like home from the moment you arrive. The convenience of an attached tandem double garage with a full-length driveway allows parking for up to 3 vehicles, along with additional guest parking nearby along Sage Bluff Gate.

Blending modern style with everyday comfort, this home offers exceptional value in one of Calgary's premier NW communities. With quick access to shopping, public transit, playgrounds, and scenic walking and biking trails, this is an opportunity you won't want to miss. Book your viewing today and come







find out what makes Sage Hill a terrific community to call home!

#### Built in 2020

## **Essential Information**

MLS® # A2259738 Price \$449,900

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, Concrete Driveway, Double Garage Attached,

Garage Door Opener, Off Street, Parking Pad, Tandem

# of Garages 2

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Storage

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Playground, Private Entrance

Lot Description Backs on to Park/Green Space, Few Trees, Landscaped, Low

Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 24th, 2025

Days on Market 7

Zoning M-1 d74

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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