$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	24
Zoning	M-1

Listing Details

Listing Office	eXp Realty

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