

# \$440,000 - 118 Sage Bluff Circle Nw, Calgary

MLS® #A2224564

**\$440,000**

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          | \$440,000     |
| 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 | 34             |
| Zoning         | M-1            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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