

# \$479,800 - 102 Sage Bluff Circle Nw, Calgary

MLS® #A2212516

**\$479,800**

2 Bedroom, 3.00 Bathroom, 1,272 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

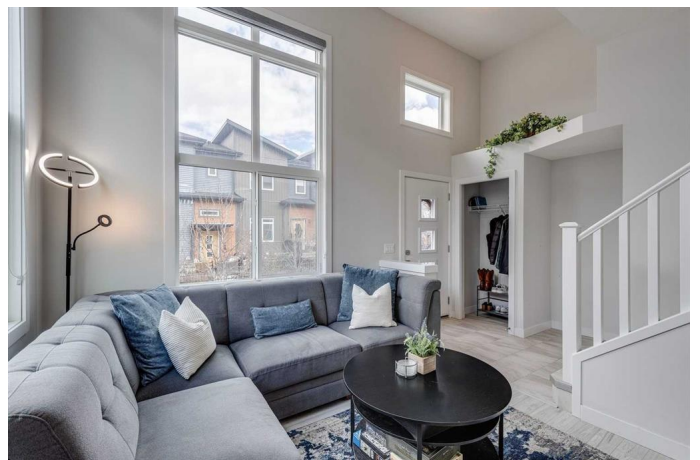
The Condo lifestyle in a stylish end unit in Sage Hill!

This 2 PRIMARY BEDROOM floor plan offers open concept design and 1,270+ square feet of lovely living space with big, bright windows, vaulted ceilings, and modern colours. Quality finishes throughout include FULL-HEIGHT Shaker-style cabinetry in the kitchen, QUARTZ countertops, and STAINLESS APPLIANCES. Two Primary bedrooms, each with large WALK-IN CLOSET and EN SUITE BATH. Comfortable living room is perfect for cozy nights in, and PATIO is your own outdoor space to enjoy summer evenings and weekend coffee. The convenience of a DOUBLE GARAGE, UPSTAIRS LAUNDRY, BASEMENT STORAGE, with this END UNIT location providing a view to the south. EXCELLENT LOCATION within the community offers quick access to the best that Sage Hill has to offer - pathways, greenspace, shopping, and services. The home you have been searching for - arrange your private showing today!

Built in 2017

## Essential Information

MLS® #	A2212516
Price	\$479,800
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	102 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 25th, 2025

Days on Market      5

Zoning                M-1

HOA Fees             98

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        Real Estate Professionals Inc.

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