

# \$469,900 - 98 Sage Bluff Circle Nw, Calgary

MLS® #A2226174

**\$469,900**

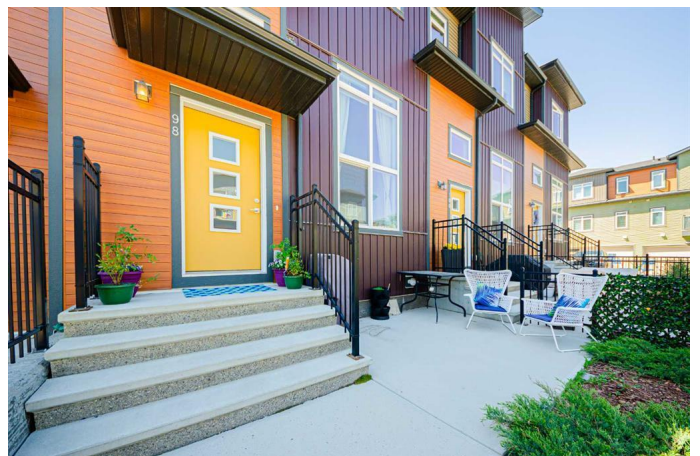
2 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully appointed 2-storey townhouse in the sought-after community of Sage Hill. Featuring 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage, this home perfectly blends comfort, style, and convenience. Step inside to a bright and airy living room with soaring ceilings and an abundance of natural light streaming through large, expansive windows. The open-concept main level showcases gorgeous vinyl flooring, a large dining area, and a contemporary kitchen complete with sleek white cabinetry, quartz countertops, a breakfast bar, and stainless-steel appliances—ideal for both everyday living and entertaining. Upstairs, you’ll find two generous primary suites, each with its own walk-in closet and private 4-piece ensuite, providing ultimate comfort and privacy. The convenient upper-floor laundry adds to the home’s thoughtful layout. The undeveloped basement offers excellent storage potential or future development options to suit your needs. Enjoy warm summer evenings on the spacious front patio, perfect for relaxing or hosting BBQs. Located close to shopping, dining, parks, and playgrounds, this home offers an unbeatable lifestyle in a thriving neighborhood. Whether you’re looking for your next home or a fantastic investment opportunity, this property checks all the boxes. Don’t miss out—schedule your private viewing today!

Built in 2017



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226174      |
| Price          | \$469,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,249         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 98 Sage Bluff Circle Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 1T5                 |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Walk-In Closet(s)     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Partial, Unfinished                                                 |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Lane                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | M-1            |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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