

# \$499,800 - 50 Sage Bluff Manor Nw, Calgary

MLS® #A2216037

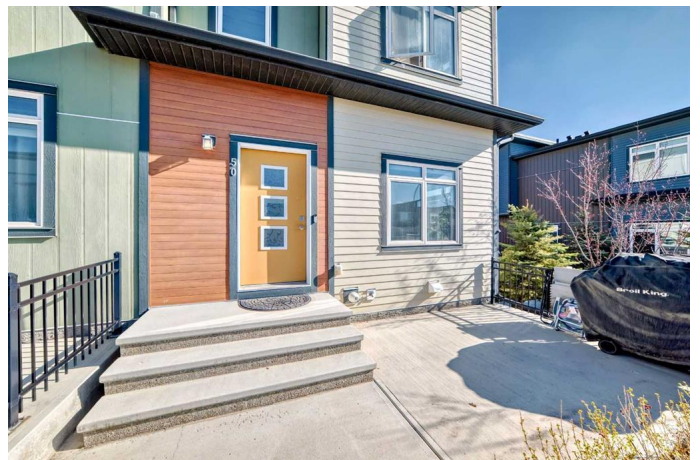
**\$499,800**

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Dream Home in Sage Hill with LOW CONDO FEES. This beautifully maintained END-UNIT townhome offers 3 spacious bedrooms, 2.5 bathrooms, and a rare DOUBLE SIDE-BY-SIDE garage – perfect for comfortable family living. Enjoy the convenience of main-floor access and an open-concept layout featuring a large, sunlit living room that flows into the dining area and stylish kitchen. The chef’s kitchen boasts a large island, luxury quartz countertops, ceiling-height upgraded cabinetry, stainless steel appliances, and an elegant lighting package – all enhanced by laminate flooring throughout the main floor. Step out front to your private patio and garden – perfect for morning coffee or evening BBQs. Upstairs, you’ll find upgraded carpet, three bright bedrooms with large triple-pane windows, and two full bathrooms with modern upgraded tile flooring. The bedrooms are peaceful retreat with ample natural light. Downstairs, the partially developed basement houses the laundry and mechanical room and offers some storage space. Located in a highly desirable community, this home is walking distance or just minutes drive from Walmart, T&T Supermarket, the public library, playground, and provides quick access to Stoney Trail for an easy commute. Lovingly cared for by the original owner, this home is move-in ready and waiting for you. Schedule your private viewing today!



Built in 2017

### Essential Information

MLS® #	A2216037
Price	\$499,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	50 Sage Bluff Manor Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Playground
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	6
Zoning	M-1
HOA Fees	93
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Skyrock
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