

# \$449,900 - 11 Sage Bluff Gate Nw, Calgary

MLS® #A2259738

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*Open House Sunday October 5th from 2:30-4:30pm\*\* Discover elevated living in this beautifully crafted townhome, perfectly situated in the heart of Sage Hill NW Calgary. Just steps from a family-friendly playground, this residence combines luxury, functionality, and community charm in one remarkable package.

Designed with a sought-after double master layout, this 2-bedroom, 2.5-bath home spans over 1,200 sq. ft. of stylish, low-maintenance living. Inside, you'll find a host of builder upgrades including sleek granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a full stainless steel appliance package, and elegant full-height tile in all baths and showers. The glass-paneled balcony with a built-in gas line offers the perfect spot for outdoor grilling and entertaining.

Bright, sun-filled interiors flow effortlessly through the open-concept floor plan, with oversized windows on every level creating welcoming spaces that feel like home from the moment you arrive. The convenience of an attached tandem double garage with a full-length driveway allows parking for up to 3 vehicles, along with additional guest parking nearby along Sage Bluff Gate.

Blending modern style with everyday comfort, this home offers exceptional value in one of Calgary's premier NW communities. With quick access to shopping, public transit, playgrounds, and scenic walking and biking



trails, this is an opportunity you won't want to miss. Book your viewing today and come find out what makes Sage Hill a terrific community to call home!

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2259738      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,216         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 11 Sage Bluff Gate Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1T5               |

**Amenities**

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking                                                                      |
| Parking Spaces | 3                                                                                                                  |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street, Parking Pad, Tandem |
| # of Garages   | 2                                                                                                                  |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, |
|-------------------|-------------------------------------------------------------------|

|            |                                                                                |
|------------|--------------------------------------------------------------------------------|
|            | Open Floorplan, Pantry, Storage                                                |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating    | Forced Air                                                                     |
| Cooling    | None                                                                           |
| Basement   | None                                                                           |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Entrance                                     |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 41                   |
| Zoning         | M-1 d74              |
| HOA Fees       | 100                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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