

# \$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                11  
Zoning                              M-1  
HOA Fees                         98  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.