

\$419,900 - 74 Sage Bluff Circle Nw, Calgary

MLS® #A2211416

\$419,900

2 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to 74 Sage Bluff Circle. This immaculately maintained townhouse is located in the desirable North West community of Sage Hill. This beautiful unit offers more than just a place to live—it offers a lifestyle. With easy access to main roadways, shops, restaurants, schools, walking paths and more, the location can't be beat. This unit boasts over 1200 sq feet of thoughtfully designed living space, an attached garage, and a functional layout which includes 2 large primary suites. Upon entering the unit, there is a mud room with a closet and access to your private oversized garage offering ample space for parking and additional storage. Head upstairs into the main open concept living room and kitchen space where you will find the bright kitchen. This chef's kitchen includes quartz countertops, upgraded stainless steel appliances and plenty of storage with a large pantry. An island adds counter space and seating space. The rest of the main floor is spacious with vinyl plank flooring throughout and can accommodate living room furniture, a dining table and a work space. It is finished off with a balcony and 2-piece bathroom. On the third floor, you will find the fantastic dual primary bedrooms, each complete with 4-piece full-bath ensuites and large closets. The laundry is also conveniently located on this floor. The unit is fully equipped with Hunter Douglas Blinds bringing modern touches throughout. Whether you're looking for a fantastic family home or an investment



opportunity in a desirable rental market, this property offers everything you need! Book your showing today!

Built in 2018

Essential Information

MLS® #	A2211416
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	74 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Visitor Parking, Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Garage

	Control(s), Microwave Hood I
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete



Additional Information

Date Listed	April 12th, 2025
Days on Market	146
Zoning	M-1
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.