

# \$459,900 - 74 Sage Bluff Circle Nw, Calgary

MLS® #A2211416

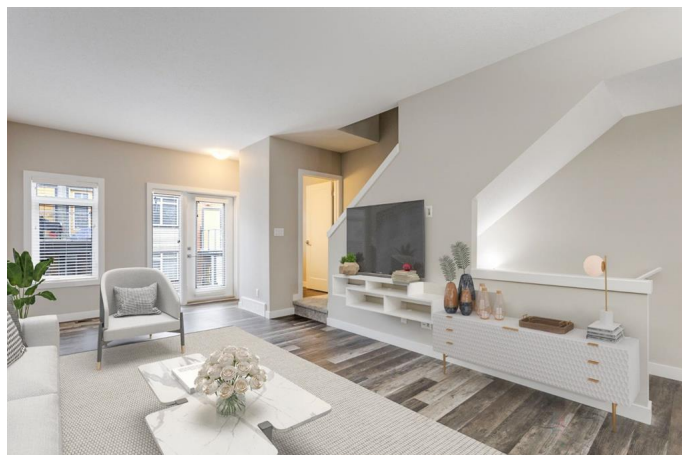
**\$459,900**

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	\$459,900
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	Parking, Snow Removal, Trash, Visitor Parking
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, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer S
Heating	Forced Air
Cooling	None
Basement	None
<b>Exterior</b>	
Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	70
Zoning	M-1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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