

\$439,800 - 146 Sage Bluff Circle Nw, Calgary

MLS® #A2223204

\$439,800

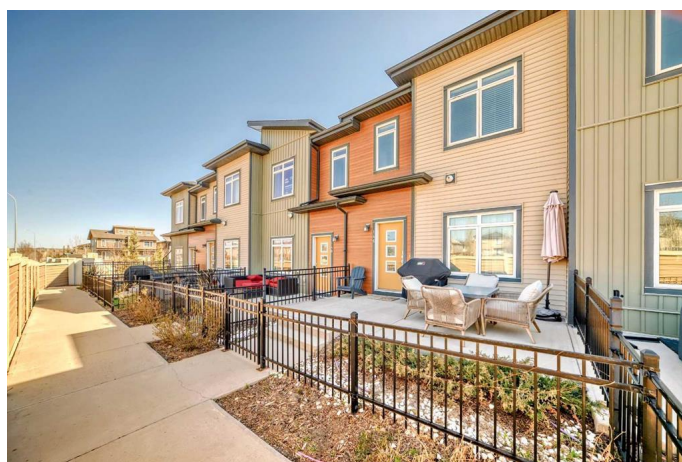
3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Dream Home in Sage Hill
â€“ LOW CONDO FEES & EV-READY
GARAGE. This beautifully maintained
townhome offers 3 spacious bedrooms, 2.5
bathrooms, and a rare DOUBLE
SIDE-BY-SIDE garage with an EV charger â€“
providing comfort, practicality, and
energy-conscious living in one of
Calgaryâ€™s most desirable communities with
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. Enjoy the
ease of main-floor access and a bright,
west-facing living room that fills the space with
natural afternoon light. The open-concept
layout flows into the dining area and functional
kitchen, ideal for everyday living and
entertaining. Step out front to your private
patio and garden â€“ perfect for morning
coffee or evening BBQs. Upstairs, youâ€™ll
find three bright bedrooms with large
triple-pane windows, offering excellent energy
efficiency and sound insulation. The two full
bathrooms feature clean, builder-standard
finishes. Each bedroom serves as a peaceful
retreat with plenty of natural light. Downstairs,
the unfinished basement houses the laundry
and mechanical room, with additional space
for storage or future development. This home
is move-in ready and waiting for you. Schedule
your private viewing today!

Built in 2016



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2223204 |
| Price | \$439,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,255 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 146 Sage Bluff Circle Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1T5 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Playground, Private Yard |
| Lot Description | Front Yard, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 9 |
| Zoning | M-1 |
| HOA Fees | 98 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.