

\$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	5
Zoning	M-1
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyrock
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