

# \$479,999 - 134 Sage Bluff Circle Nw, Calgary

MLS® #A2250702

**\$479,999**

3 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.00 Acres

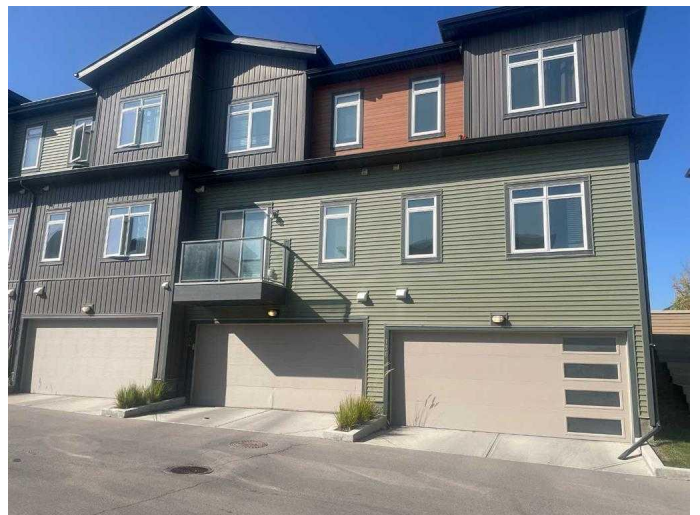
Sage Hill, Calgary, Alberta

Welcome to this Gorgeous Upgraded Townhouse nestled in the beautiful community of Sage Hill. The house has a West entrance, which provides excellent light throughout. With a double attached garage, never worry about starting your car in -35-degree temperatures anymore! Your new home has an open-concept main floor with 9-foot ceilings, and your kitchen has a 9-foot long island with quartz countertops to give you more than ample prep space for cooking. Upstairs, your main bedroom has a spacious walk-in closet and its ensuite bathroom, and the 2nd and 3rd bedrooms are well-sized for guests or children's rooms. This home is ideally situated in Symons Gate, 2015's SAM award winner for best new community in Calgary. It is near Creekside shopping, Nose Hill Shopping, Beacon Hill shopping, Sage Hill Shopping Complex, restaurants and retail shops! A new water filtration system was newly installed, costing about \$10,000. So, it is all clean filtered water throughout the home.

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250702  |
| Price      | \$479,999 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,149         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 134 Sage Bluff Circle Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 1T5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                  |
| Heating           | Forced Air                                                                              |
| Cooling           | Central Air                                                                             |
| Has Basement      | Yes                                                                                     |
| Basement          | Partial, Unfinished                                                                     |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Private Yard   |
| Lot Description   | Front Yard, Landscaped, Paved, Square Shaped Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding, Wood Frame, Aluminum Siding    |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 27                |
| Zoning         | M-1 d74           |
| HOA Fees       | 170               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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