

# \$479,900 - 74 Sage Bluff Circle Nw, Calgary

MLS® #A2211416

**\$479,900**

2 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*\*CHOCOLATE OPEN HOUSE â€“ May 4th from 2 to 4 pm - We are drawing for some amazing CHOCOLATE prizes at our OPEN HOUSE! â€“ A MAXI KINDER giant CHOCOLATE SURPRISE, A Freddo Slapshot CHOCOLATE Hockey Player and a Freddo Superwheel Milk CHOCOLATE Truck! ENTER TO WIN! 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 liveâ€”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 ensembles 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	\$479,900
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, Trash, Visitor Parking, Snow Removal
Parking Spaces	2

Parking Single Garage Attached, Over  
# of Garages 1

### Interior

Interior Features Kitchen Island, No Animal H  
Pantry

Appliances Dishwasher, Electric Stove,  
Refrigerator, Washer/Dryer S

Heating Forced Air

Cooling None

Basement None



### Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Composite Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 12th, 2025

Days on Market 22

Zoning M-1

### Listing Details

Listing Office RE/MAX Realty Professionals

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