

\$449,900 - 11 Sage Bluff Gate Nw, Calgary

MLS® #A2259738

\$449,900

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

***Open House Sunday September 28th
12:30-3:30pm*** Discover elevated living in this beautifully crafted townhome, perfectly situated in the heart of Sage Hill NW Calgary. Just steps from a family-friendly playground, this residence combines luxury, functionality, and community charm in one remarkable package.

Designed with a sought-after double master layout, this 2-bedroom, 2.5-bath home spans over 1,200 sq. ft. of stylish, low-maintenance living. Inside, you'll find a host of builder upgrades including sleek granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a full stainless steel appliance package, and elegant full-height tile in all baths and showers. The glass-paneled balcony with a built-in gas line offers the perfect spot for outdoor grilling and entertaining.

Bright, sun-filled interiors flow effortlessly through the open-concept floor plan, with oversized windows on every level creating welcoming spaces that feel like home from the moment you arrive. The convenience of an attached tandem double garage with a full-length driveway allows parking for up to 3 vehicles, along with additional guest parking nearby along Sage Bluff Gate.

Blending modern style with everyday comfort, this home offers exceptional value in one of Calgary's premier NW communities. With quick access to shopping, public transit, playgrounds, and scenic walking and biking



trails, this is an opportunity you won't want to miss. Book your viewing today and come find out what makes Sage Hill a terrific community to call home!

Built in 2020

Essential Information

MLS® #	A2259738
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	11 Sage Bluff Gate Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street, Parking Pad, Tandem
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,
-------------------	---

	Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	M-1 d74
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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