

# \$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

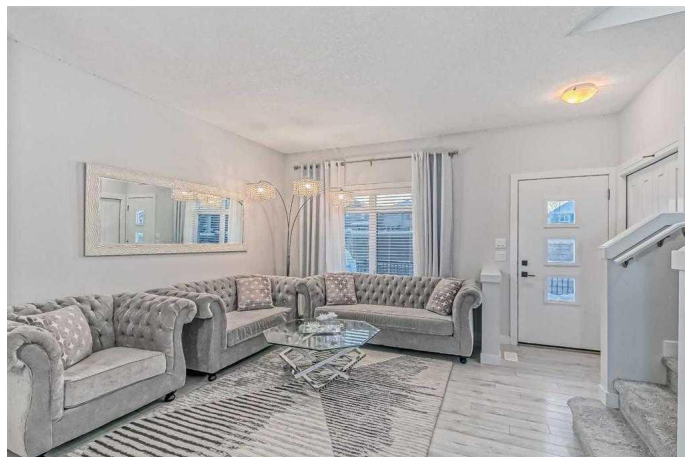
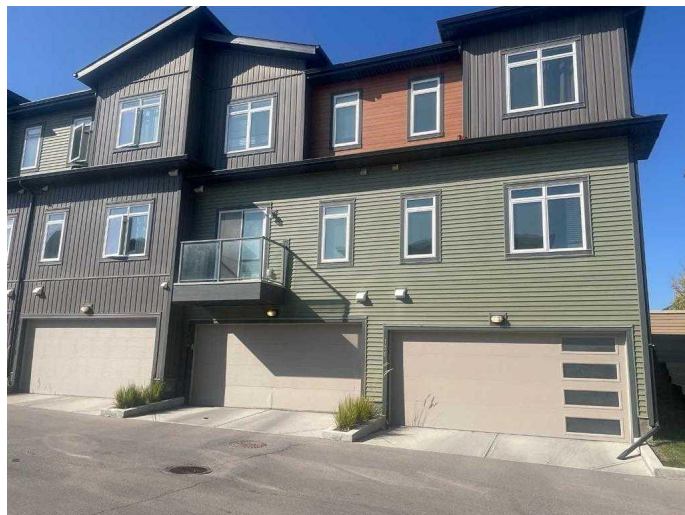
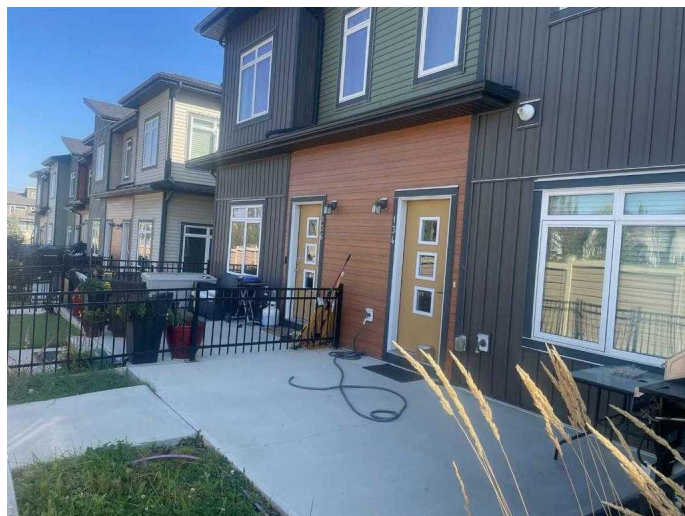
Sage Hill, Calgary, Alberta

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
Zoning	M-1 d74
HOA Fees	170
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	URBAN-REALTY.ca
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