

# \$359,900 - 19 Sage Bluff Circle Nw, Calgary

MLS® #A2234447

**\$359,900**

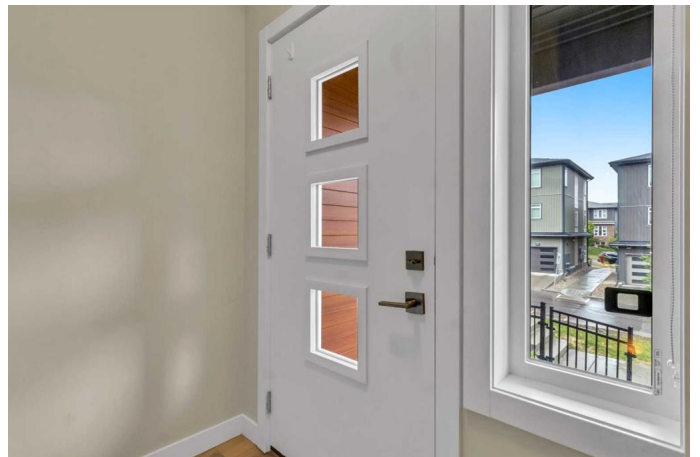
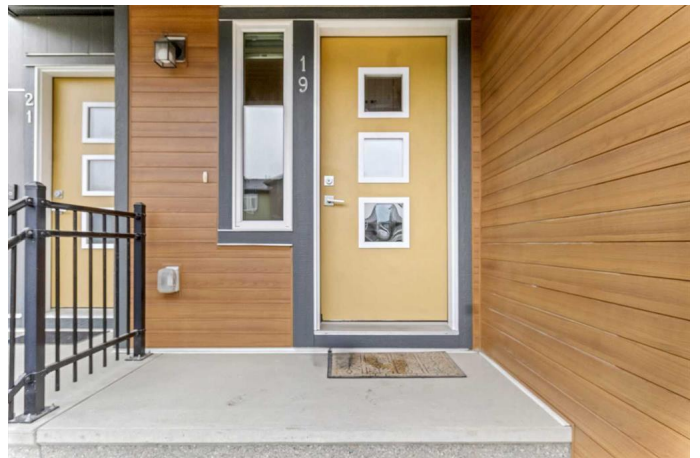
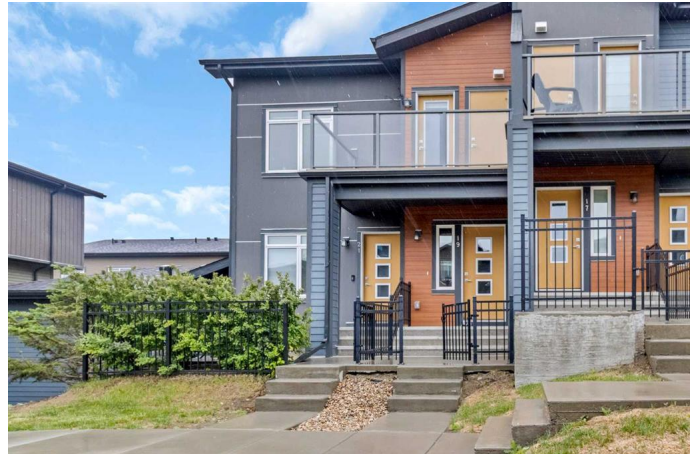
2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to 19 Sage Bluff Circle NW – a beautifully designed townhome that blends smart functionality, stylish finishes, and incredible value in one of NW Calgary’s most desirable communities. Whether you’re a first-time buyer, investor, or downsizer, this turnkey opportunity offers the lifestyle you’ve been waiting for. Step inside to an open-concept floor plan with clean, modern lines, large windows, and thoughtful touches throughout. The sleek kitchen features quartz countertops, large island, stainless steel appliances, and ample cabinetry making this space ideal for everything from quick meals to weekend entertaining. The spacious living and dining areas flow seamlessly to your private front patio, the perfect spot for morning coffee or evening wine. This home offers 2 generously sized bedrooms and a full bathroom, along with the bonus of in-suite laundry, storage, and an attached single garage. Located just minutes from shopping at Sage Hill Crossing, quick access to Stoney Trail, scenic walking paths, and transit, this is a prime location for both lifestyle and long-term investment potential. Why rent when you can own? Start building equity in a community that continues to grow in value and popularity. Homes like this don’t last long – book your private showing today!

Built in 2017



## Essential Information

MLS® #	A2234447
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	19 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

## Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	14
Zoning	M-1 d74
HOA Fees	93
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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