

# \$459,000 - 19 Sage Bluff Gate Nw, Calgary

MLS® #A2250553

**\$459,000**

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

With light pouring in from every angle, this impeccably designed 2020 constructed corner-unit townhouse feels fresh, bright and instantly inviting. In collaboration with a professional designer, every finish from the classic white kitchen to the quartz countertops was thoughtfully selected for timeless style and everyday comfort. The open concept main floor offers a spacious living space with room for a desk nook for working from home, a bright dining area for weeknight meals, and plenty of space to relax together. A stylish kitchen with stainless steel appliances including a French door fridge, and a striking tile backsplash beckons you to try out new recipes. Step outside to your private balcony for your morning coffee, evening grilling, or simply enjoying the fresh air, sheltered by a privacy wall. Upstairs, both bedrooms offer double closets and private ensuites, providing comfort and convenience for guests or a roommate. Laundry is neatly tucked into the upper hallway. The attached tandem double garage provides parking plus generous storage space for seasonal gear. With 9' ceilings on the main floor, a neutral colour palette, and meticulous upkeep, this move-in ready home feels airy and welcoming. Located just minutes from the shopping at Cross Iron Mills, as well as grocery stores, restaurants and pubs. Enjoy quick access around the city from Stoney and Deerfoot Trail. There are pathways, parks, and playgrounds nearby to explore. This home blends convenience with



lifestyle and is ideal for a first-time buyer, young couple, small family or busy professional. Book your private tour and see why this is the perfect fit.

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250553      |
| Price          | \$459,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,233         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

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

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Snow Removal                   |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 1                              |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Breakfast Bar                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, |

|          |                         |
|----------|-------------------------|
|          | Gas Stove, Washer/Dryer |
| Heating  | Forced Air              |
| Cooling  | None                    |
| Basement | None                    |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Lighting                     |
| Lot Description   | Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 58                |
| Zoning         | M-1 d74           |
| HOA Fees       | 100               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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