

\$450,000 - 146 Sage Bluff Circle Nw, Calgary

MLS® #A2217657

\$450,000

3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

*****HUGE PRICE REDUCTION FOR QUICK SALE**** **PRICED TO SELL*** **Motivated seller, moving out in July, any reasonable offer can be considered*** **THE HAIL DAMAGE REPAIR WORK WILL BE STARTING IN JUNE BY THE CONDO MANAGEMENT******

Welcome to this meticulously kept townhome featuring 3 bedrooms, 2.5 bathrooms, and a double garage, located in the lovely neighborhood of Sage Hill. The main level boasts an open layout that includes the living area, kitchen, and dining nook. It comes with laminate flooring, a spacious island, and modern stainless-steel appliances.

Additionally, there is a half bathroom on the main floor. Upstairs, you will find carpet flooring, a primary bedroom complete with a 4-piece ensuite, two additional bedrooms, and a shared 4-piece bathroom.

The patio has a gas hookup that makes it easy to enjoy barbecues. Just connect your grill to the gas line, and you're ready to cook. This setup allows for quick and convenient grilling without the need for separate gas tanks.

A standout feature is the garage's 240V service plug â€”EV charger ready! The double attached garage at the rear provides access to the basement, which houses the laundry area and the mechanical/utility room.

The Sage Hill community offers convenient access to major roads, particularly the Stoney Trail. Nearby amenities include grocery stores, dining options, parks, and coffee shops.

Essential services such as medical clinics,



public transit, a police station, a fire station,
and schools are also in close proximity.

Built in 2016

Essential Information

MLS® #	A2217657
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	146 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, Partial

Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	10
Zoning	M-1
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	Exa Realty
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