

\$595,000 - 55 Sage Bluff Heights Nw, Calgary

MLS® #A2257822

\$595,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to 55 Sage Bluff Heights NW – a beautifully designed semi-detached home tucked away on a quiet street in the sought-after community of Sage Hill.

Step inside from your front-attached garage to a bright and inviting open-concept main floor, ideal for both everyday living and entertaining. A formal dining area flows into the spacious kitchen, complete with a large central island, plenty of cabinetry and counter space, and a handy pantry. The cozy living room with a fireplace opens to your private backyard oasis, featuring an elevated deck off the back door and a lower brick patio with gazebo – the perfect spot for summer evenings.

Just a few steps up, the primary retreat enjoys separation from the rest of the home, offering soaring ceilings, big bright windows, a large walk-in closet, and a 4-piece ensuite. The upper level is designed with family in mind, boasting a central bonus room, convenient laundry with extra crawl space storage, two additional bedrooms, and another full 4-piece bath.

The lower level offers an excellent layout for future development, already equipped with a bathroom rough-in and large egress window.

Additional highlights include central A/C, all exterior hail repairs completed, central vac with attachments, and a new patio and



55 Sage Bluff Heights NW, Calgary, AB

Main Floor Exterior Area 703.29 sq ft
Interior Area 636.88 sq ft
Excluded Area 295.19 sq ft



0 4 8 ft

PREPARED: 2025/06/17

While regions are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

gazebo.

Located in the family-friendly community of Sage Hill, this home combines comfort, functionality, and style. Donâ€™t miss your chance to see it â€“ book your showing today!

Built in 2017

Essential Information

MLS® #	A2257822
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 5 Level Split
Status	Active

Community Information

Address	55 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Secured, Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
----------------	-----------

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.