

# \$364,900 - 95 Sage Bluff Circle Nw, Calgary

MLS® #A2248880

**\$364,900**

2 Bedroom, 1.00 Bathroom, 910 sqft

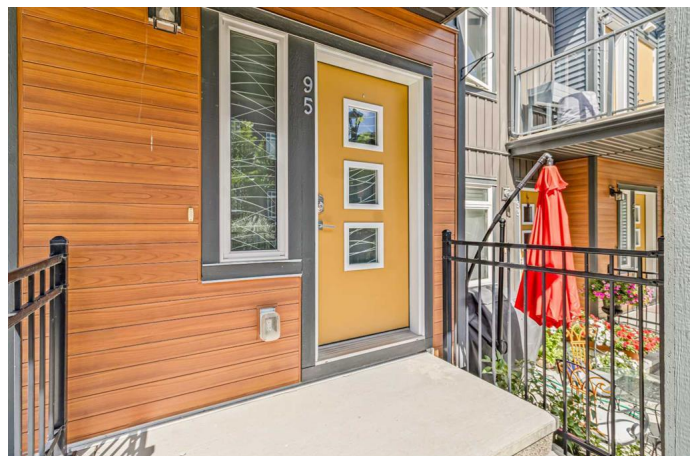
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to 95 Sage Bluff Circle NW – a beautifully designed townhome that perfectly blends style, function, and affordability. This 2-bedroom, 1-bath home offers a bright open-concept layout, ideal for first-time buyers, downsizers, or savvy investors looking for a turn-key property in one of Calgary’s fastest-growing communities. Step inside and you’ll immediately notice the sleek finishes, thoughtfully designed kitchen, and the inviting flow of the main living space. Natural light pours in through large windows, creating a warm and comfortable atmosphere perfect for relaxing or entertaining. Upstairs you’ll find two spacious bedrooms and a well-appointed bathroom, providing the right balance of privacy and convenience. Enjoy the perks of low-maintenance living with your own garage, private entrance, balcony, and the freedom to simply lock up and go. Plus, Sage Hill offers everything at your fingertips – scenic pathways, schools, shopping, restaurants, and easy access to Stoney Trail, making commuting a breeze. Whether you’re starting your journey into homeownership or adding to your investment portfolio, this property delivers exceptional value and long-term potential. Call your favourite Realtor and book a showing today!

Built in 2017

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2248880      |
| Price          | \$364,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 910           |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 95 Sage Bluff Circle Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 1T5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | 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           | Central Air                                                                                                             |
| Basement          | None                                                                                                                    |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Lot Description   | Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 20                |
| Zoning         | M-1 d74           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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