

\$439,900 - 46 Sage Bluff Circle Nw, Calgary

MLS® #A2243196

\$439,900

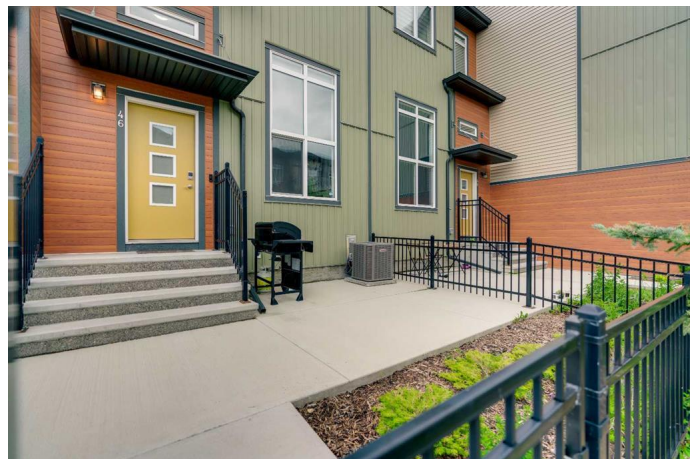
2 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Open House July 27th: 2:30pm - 4:30pm.

**Watch the video* Home Sweet Home! Step into this breathtaking, showhome-like townhouse in the highly sought-after, family-oriented community of Sage Hill. This stylish and luxurious home offers the perfect blend of space, luxury, and sophistication – ideal for professionals, families, or savvy investors! 2 Primary Bedrooms | 2.5 Bathrooms | 13 FEET Ceilings in the Living Room | Stunning Kitchen | Double Garage | Central AC | Water Softner | Low Condo Fees. Prepare to be impressed the moment you walk in! The living room boasts soaring 13-FOOT CEILINGS and tall windows that flood the space with natural light, creating a bright and inviting atmosphere. Just a few steps up, the elevated dining area comfortably accommodates a 6-8 seater table, perfect for entertaining. The fully upgraded kitchen is a chef's dream – featuring quartz countertops, stainless steel appliances, ample cabinetry and counter space, plus a bonus coffee/bar station for added functionality. Attached to the kitchen is the SOUTH FACING balcony - perfect for your morning tea/coffee. Upstairs, you'll find TWO SPACIOUS PRIMARY BEDROOMS, each with its own walk-in closet and private ensuite. The first primary bedroom includes additional space ideal for a work-from-home setup and a sleek ensuite with a glass-enclosed shower. The second bedroom is equally generous and well-appointed. The double attached garage*



adds tremendous value, along with additional storage space behind it. This home features an enlarged and spacious front porch – perfect for summer BBQs, relaxing evenings, or even creating an outdoor play area for your kids. Every corner of this home reflects modern design, upscale finishings, and thoughtful upgrades, making it truly stand out. All of this is located in the vibrant community of Sage Hill, surrounded by a wealth of amenities: Walmart, Co-op, Sobeys, Costco, Home Depot, Save-On-Foods, local caf  s and restaurants, as well as parks, walking/biking trails, and environmental reserves. It’s the lifestyle you’ve been waiting for!

Built in 2020

Essential Information

MLS� #	A2243196
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	46 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3R 1T5
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Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	6
Zoning	M-1 d74
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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