\$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 â€" 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.

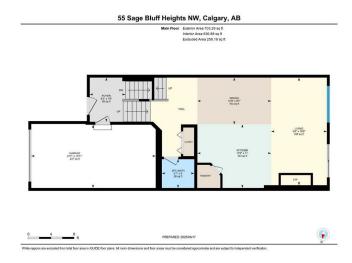
Just a few steps up, the primary retreat enjoys separation from the rest of the home, offering soaring ceilings, big bright windows, a large walk-in closet, and a 4-piece ensuite. The upper level is designed with family in mind, boasting a central bonus room, convenient laundry with extra crawl space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







gazebo.

Located in the family-friendly community of Sage Hill, this home combines comfort, functionality, and style. Don't miss your chance to see it – 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 Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island,

Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows,

Walk-In Closet(s)

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, Lawn, Level, Rectangular Lot, Gazebo

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 28
Zoning R-G
HOA Fees 98

HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

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