

146 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2223204



\$439,800

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: 240V EV Charger in Garage

Welcome to Your Dream Home in Sage Hill – LOW CONDO FEES & EV-READY GARAGE. This beautifully maintained townhome offers 3 spacious bedrooms, 2.5 bathrooms, and a rare DOUBLE SIDE-BY-SIDE garage with an EV charger — providing comfort, practicality, and energy-conscious living in one of Calgary's most desirable communities with walking distance or just minutes drive from Walmart, T&T Supermarket, the public library, playground, and provides quick access to Stoney Trail for an easy commute. Enjoy the ease of main-floor access and a bright, west-facing living room that fills the space with natural afternoon light. The open-concept layout flows into the dining area and functional kitchen, ideal for everyday living and entertaining. Step out front to your private patio and garden — perfect for morning coffee or evening BBQs. Upstairs, you'll find three bright bedrooms with large triple-pane windows, offering excellent energy efficiency and sound insulation. The two full bathrooms feature clean, builder-standard finishes. Each bedroom serves as a peaceful retreat with plenty of natural light. Downstairs, the unfinished basement houses the laundry and mechanical room, with additional space for storage or future development. This home is move-in ready and waiting for you. Schedule your private viewing today!