

**19 Sage Bluff Circle NW
Calgary, Alberta**

MLS # A2234447



\$359,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	820 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 174
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 19 Sage Bluff Circle NW — a beautifully designed townhome that blends smart functionality, stylish finishes, and incredible value in one of NW Calgary's most desirable communities. Whether you're a first-time buyer, investor, or downsizer, this turnkey opportunity offers the lifestyle you've been waiting for. Step inside to an open-concept floor plan with clean, modern lines, large windows, and thoughtful touches throughout. The sleek kitchen features quartz countertops, large island, stainless steel appliances, and ample cabinetry making this space ideal for everything from quick meals to weekend entertaining. The spacious living and dining areas flow seamlessly to your private front patio, the perfect spot for morning coffee or evening wine. This home offers 2 generously sized bedrooms and a full bathroom, along with the bonus of in-suite laundry, storage, and an attached single garage. Located just minutes from shopping at Sage Hill Crossing, quick access to Stoney Trail, scenic walking paths, and transit, this is a prime location for both lifestyle and long-term investment potential. Why rent when you can own? Start building equity in a community that continues to grow in value and popularity. Homes like this don't last long — book your private showing today!