

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

MLS # A2248880



\$364,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	910 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	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: None

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!