

\$359,900 - 19 Sage Bluff Circle Nw, Calgary

MLS® #A2234447

\$359,900

2 Bedroom, 1.00 Bathroom, 820 sqft

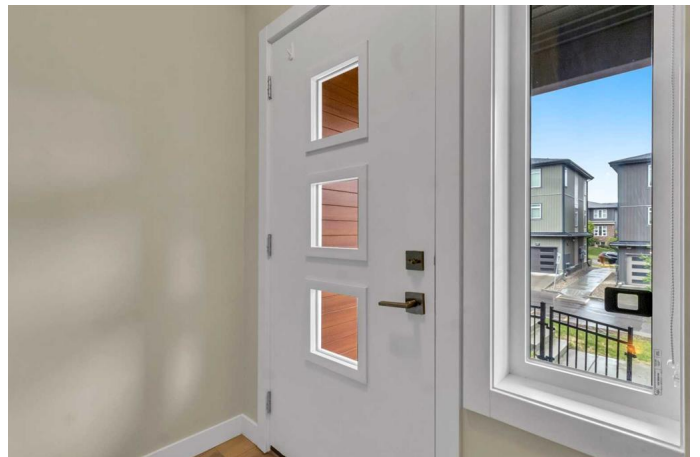
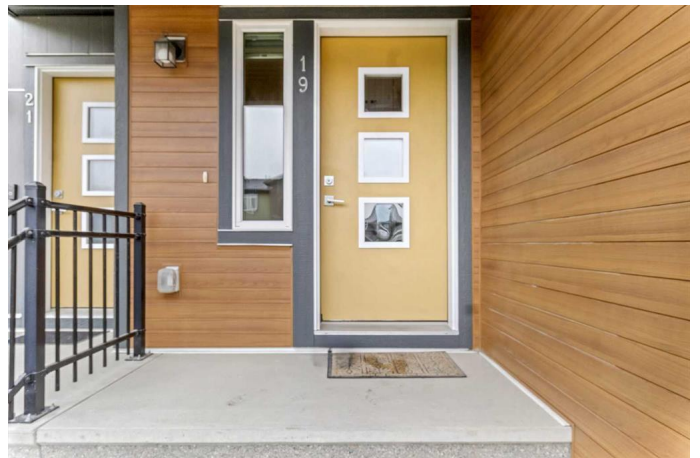
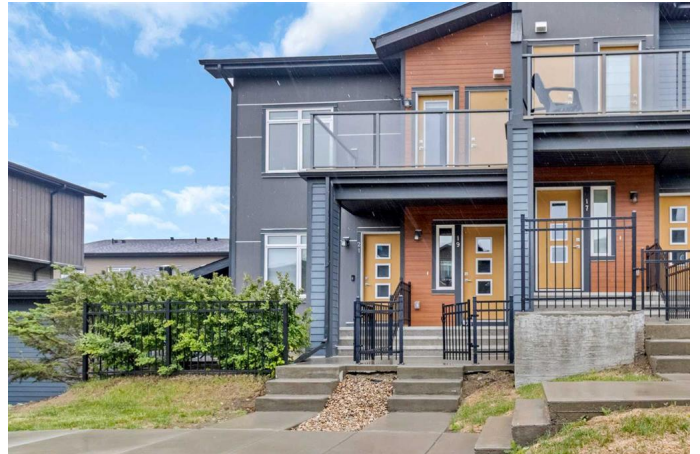
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

****Open House Saturday, June 28: 11am -**

2pm; Sunday, June 29: 11am - 2pm**

Welcome to 19 Sage Bluff Circle NW â€” a beautifully designed townhome that blends smart functionality, stylish finishes, and incredible value in one of NW Calgaryâ€™s most desirable communities. Whether youâ€™re a first-time buyer, investor, or downsizer, this turnkey opportunity offers the lifestyle youâ€™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 donâ€™t last long â€” book your private showing today!



Built in 2017

Essential Information

MLS® #	A2234447
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	Visitor Parking, Playground
Parking Spaces	1
Parking	Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	1
Zoning	M-1 d74
HOA Fees	93
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.