

\$364,900 - 95 Sage Bluff Circle Nw, Calgary

MLS® #A2248880

\$364,900

2 Bedroom, 1.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

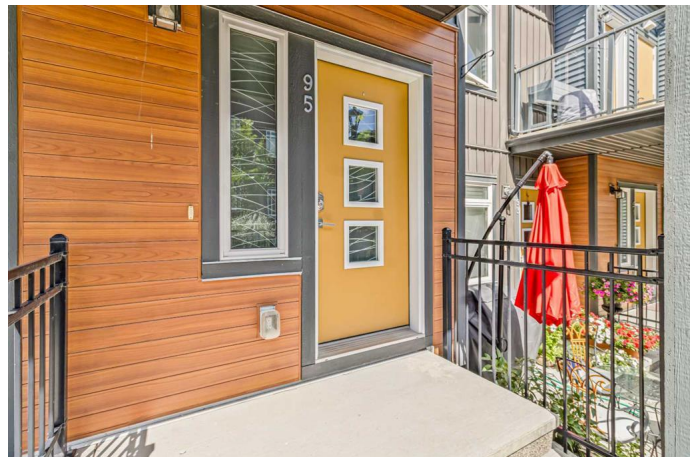
Welcome to 95 Sage Bluff Circle NW – a beautifully designed townhome that perfectly blends style, function, and affordability. This 2-bedroom, 1-bath home offers a bright open-concept layout, ideal for first-time buyers, downsizers, or savvy investors looking for a turn-key property in one of Calgary’s 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.

Built in 2017

Essential Information

MLS® #

A2248880



Price	\$364,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	910
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	95 Sage Bluff Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

Amenities

Amenities	None
Parking Spaces	1
Parking	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	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	M-1 d74

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.