$475,000 - 19 Sage Bluff Gate Nw, Calgary
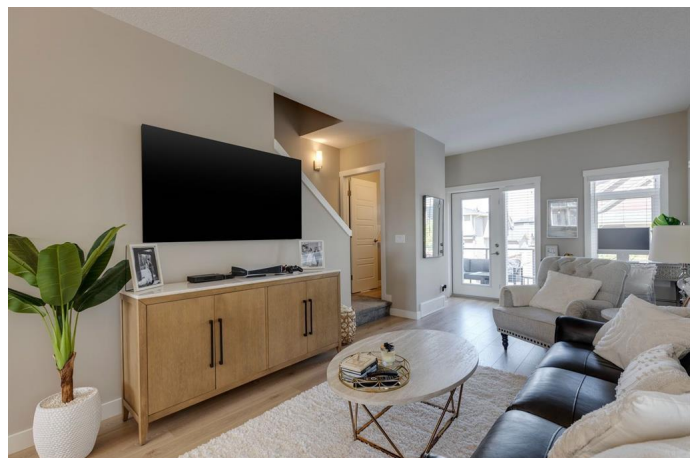
MLS® #A2250553

$475,000

2 Bedroom, 3.00 Bathroom, 1,233 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

With light pouring in from every angle, this impeccably designed 2020 constructed corner-unit townhouse feels fresh, bright and instantly inviting. In collaboration with a professional designer, every finish from the classic white kitchen with quartz countertops to the light-toned hardwood floors was thoughtfully selected for timeless style and everyday comfort. The open concept main floor offers a spacious living space with room for a desk nook for working from home, a bright dining area for weeknight meals, and plenty of space to relax together. A stylish kitchen with stainless steel appliances including a French door fridge, and a striking tile backsplash beckons you to try out new recipes. Step outside to your private balcony for your morning coffee, evening grilling, or simply enjoying the fresh air, sheltered by a privacy wall. Upstairs, both bedrooms offer double closets and private ensuites, providing comfort and convenience for guests or a roommate. Laundry is neatly tucked into the upper hallway. The attached tandem double garage provides parking plus generous storage space for seasonal gear. With 9â€™ ceilings on the main floor, a neutral colour palette, and meticulous upkeep, this move-in ready home feels airy and welcoming. Located just minutes from the shopping at Cross Iron Mills, as well as grocery stores, restaurants and pubs. Enjoy quick access around the city from Stoney and Deerfoot Trail. There are pathways, parks, and playgrounds nearby to

explore. This home blends convenience with lifestyle and is ideal for a first-time buyer, young couple, small family or busy professional. Book your private tour and see why this is the perfect fit.

Built in 2020

Essential Information

MLS® #	A2250553
Price	$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	1

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters

Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Zoning	M-1 d74
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate