

\$525,000 - 62 Sage Bluff Gate Nw, Calgary

MLS® #A2255383

\$525,000

3 Bedroom, 3.00 Bathroom, 1,465 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to this stylish semi-detached home in Sage Hill! Aesthetically designed as a light and bright interior creating both comfort and functionality. This property features three convenient entrances—front, rear, and side—perfect for modern living. Inside, you'll find an open-floor plan highlighted by upgraded lighting throughout the entire home, combined with Maple cabinetry adding warmth and timeless appeal. The kitchen is a chef's delight, complete with Quartz counter tops, Whirlpool stainless steel appliances and a lighted pantry, a second pantry-like closet and a kitchen nook space for plenty of storage. Upstairs, the home offers the convenience of a second-floor laundry with front load, large capacity, and advanced features such as Samsung Platinum Smart Care Wi-Fi connectivity and steam wash and dry, making daily routines a breeze. The basement is ready for your future plans with rough-in plumbing already in place. Located in family-friendly Sage Hill, you'll enjoy quick access to shopping, schools, parks, and major roadways. This is an incredible opportunity to own a beautiful home in one of Calgary's best northwest communities.

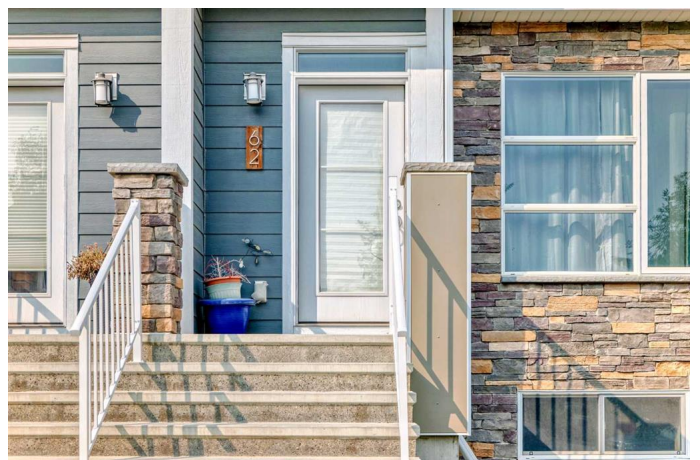
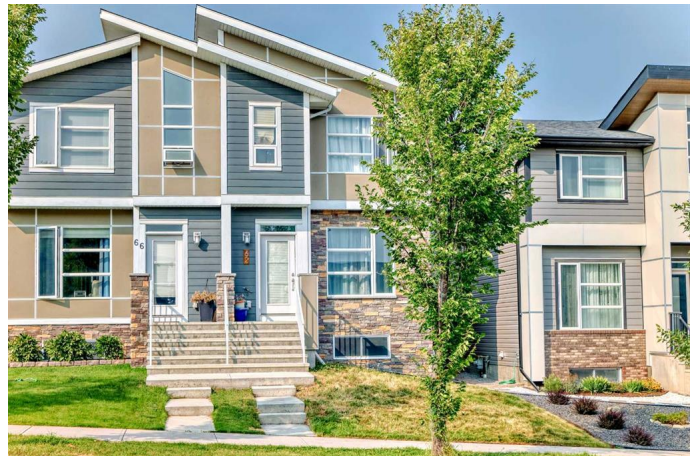
Call your favourite REALTOR® today!

Built in 2016

Essential Information

MLS® #

A2255383



Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,465
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	62 Sage Bluff Gate Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Y9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.