

# \$469,800 - 56 Sage Bluff Manor Nw, Calgary

MLS® #A2228561

**\$469,800**

2 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained, 2 bedroom, 2.5 bath townhome in Sage Hill with a DOUBLE ATTACHED garage! This unit is ideally situated on the south side of the complex, facing the street, allowing your guests easy access to additional parking just steps away. Relax on your sunny, south-facing front patio, and when it's time to head inside, enjoy the comfort of central air conditioning that keeps your home cool and refreshing all summer long. From the moment you step inside, you'll appreciate the spaciousness of your main living space, perfect for entertaining as your living room flows seamlessly into your dining room and kitchen. Your modern kitchen features all stainless steel appliances, quartz countertops and full height cabinets for all your storage needs. The upper level features 2 large bedrooms each with their own ensuites and roomy walk-in closets. You'll also find a nice sized laundry room with additional shelving. As you head down to access your double garage, you'll find your large utility room in the unfinished basement and a large storage area which you could develop in the future as a gym or den/flex area. Situated close to parks, playgrounds, ravines, major retailers like Walmart, Costco, and T&T, plus a variety of grocery stores and restaurants, this location offers unbeatable convenience. Commuting is effortless with quick access to Stoney Trail and other major routes. Don't miss the opportunity to own this stylish,



move-in-ready homeâ€”contact your realtor today!

Built in 2017

### Essential Information

MLS® #	A2228561
Price	\$469,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	56 Sage Bluff Manor Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Central

Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

**Exterior**

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



**Additional Information**

Date Listed	June 12th, 2025
Days on Market	78
Zoning	M-1 d74
HOA Fees	100
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
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