134 Sage Bluff Circle NW

Calgary | Active | MLS® A2342488

$428,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2017**	**1,141.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this beautifully upgraded townhouse in the desirable Sage Hill community. Its west-facing entrance allows abundant natural light to flow throughout the home.

The bright, open-concept main floor features impressive 9-foot ceilings and a stylish kitchen designed for everyday living and entertaining. At its centre is a stunning 9-foot island with quartz countertops, providing generous preparation space and additional seating.

Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite bathroom. Two additional well-sized bedrooms are ideal for children, guests or a home office.

Enjoy the convenience of a double attached garage-especially during Calgary’s cold winter months. Ideally located in Symons Gate, winner of the 2015 SAM Award for Best New Community in Calgary, this home is close to Creekside, Beacon Hill, Sage Hill and Nolan Hill shopping centres. A local bus stop is also just a two-minute walk away.

Don’t miss the opportunity to make this exceptional property your new home. Book your private showing today with your favourite REALTOR®! Grab this opportunity for a home that's priced way below the market value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342488
Bedrooms	3
Bathrooms	3
Year Built	2017
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,141.9 sq. ft.
Condo Fee:	$288.00
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	Southwest, West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2017 (Age: 9)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1711673
Heating:	Forced Air
Basement:	Partial, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Metal Siding, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$166.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Other, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Call, Yes
Main Floor	Balcony · 7'4" × 3'7" ·
Main Floor	Office · 7'7" × 5'3" ·
Main Floor	Dining Room · 13'8" × 10' ·
Main Floor	Kitchen · 12'7" × 11'10" ·
Main Floor	Pantry · 2'2" × 1'8" ·

Main Floor	Entrance · 5'8" × 4' ·
Main Floor	Living Room · 13'9" × 11'5" ·
2nd Floor	Bedroom - Primary · 11'1" × 9'8" ·
2nd Floor	Bedroom · 9'2" × 8'5" ·
2nd Floor	Bedroom · 11'6" × 8'4" ·
2nd Floor	Walk-In Closet · 6'4" × 5'8" ·
Basement	Laundry · 12'6" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground
Interior Features:	Granite Counters, Kitchen Island, Pantry, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d74
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/134-sage-bluff-circle-nw-calgary-a2342488/

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