38 Sage Bluff Gate NW

Calgary | Active | MLS® A2345751

$599,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**1,454.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Beautiful 2 storey house with over 2,000 sq. ft. of living space. Very well maintained and extremely clean, ready to move in. Professionally finished basement with separate entrance and separate laundry. 4 bedrooms in total, 3 & 1/2 bathrooms, oversized double garage. Main floor features large and bright living room with beautiful stone fireplace and custom built-ins, elegant powder room, gourmet white kitchen with quartz countertops, big island with breakfast bar, and corner pantry, good sized dining room with patio door leading to a spacious cedar deck with privacy walls and BBQ gas line. Big master bedroom upstairs with elegant ensuite bathroom, 2 good size kids' bedrooms, main bathroom and laundry. Professionally finished basement with additional bedroom, full bathroom, living room and kitchenette with separate laundry. A lot of upgrades in this lovely home like big windows for brightness, 9 foot ceiling, elegant light fixtures, premium 50-inch Dimplex IgniteXL® built-in linear fireplace, offering energy-efficient heating for up to 1,000 sq.ft and a “flame-only” mode for ambiance year-round. New roof shingles (2024)-Malarkey 252 Vista AR class 4 impact-resistant shingles with NEX® Polymer modified asphalt for enhanced durability, algae resistance, and a 20-year warranty. Perfect location on a quiet and safe street close to major traffic routes, public transit, shopping, and abundant green space.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345751
Bedrooms	4
Bathrooms	4
Year Built	2017
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,454.5 sq. ft.

Main Level Finished Area:	698 sq. ft.
Upper Level Finished Area:	756.5 sq. ft.
Below Grade Finished Area:	563.22 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,594 sq. ft.
Lot Frontage:	22'2"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1610897
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$97.65
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Inclusions:	*
Restrictions:	None Known
Main Floor	Kitchen · 14'2" × 8'11" ·
Main Floor	Living Room · 17'1" × 13'10" ·
Main Floor	Dining Room · 10'5" × 8'3" ·
Upper Level	Bedroom - Primary · 16'4" × 10'10" ·
Upper Level	Bedroom · 10'6" × 8'4" ·
Upper Level	Bedroom · 10'2" × 8'3" ·
Upper Level	Laundry · 3'8" × 3'7" ·

Basement	Bedroom · 10'1" × 9'8" ·
Basement	Kitchen · 11'7" × 8'4" ·
Basement	Dining Room · 12'5" × 8' ·
Basement	Living Room · 12'10" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/38-sage-bluff-gate-nw-calgary-a2345751/

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