47 Sage Bluff Gate NW

Calgary | Active | MLS® A2355700

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2017**	**1,238.33 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

END UNIT TOWNHOME ~ TWO PRIMARY BEDROOMS W/ PRIVATE ENSUITES ~ 2.5 BATHROOMS ~ TANDEM GARAGE + DRIVEWAY ~ BEAUTIFULLY UPGRADED! Welcome to this beautifully maintained END UNIT townhome that perfectly combines modern style, comfort, and functionality! Be impressed the moment you step inside the bright and spacious OPEN-CONCEPT MAIN FLOOR, with natural light pouring in through the many oversized windows throughout, a standout advantage of a corner unit that creates an exceptionally bright and inviting living space. The gorgeous kitchen boasts granite countertops, a large centre island, stainless steel appliances, ample cabinetry and a generous pantry. It flows seamlessly into the cozy dining area and spacious living room with direct access to a private balcony perfect for summer BBQs and outdoor relaxation. The main floor also offers 9 ft ceilings, durable vinyl flooring and a convenient 2-piece bathroom. Upstairs, you'll find TWO GENEROUSLY SIZED PRIMARY BEDROOMS, EACH WITH ITS OWN PRIVATE ENSUITE and ample closet space, offering exceptional comfort and privacy. A charming nook provides the perfect space for a home office or study area, while the conveniently located upper floor laundry adds everyday convenience. Enjoy the added benefit of an ATTACHED TANDEM GARAGE PLUS DRIVEWAY PARKING, providing space for multiple vehicles. The garage also offers built-in shelving and additional storage. Experience low maintenance living with LOW CONDO FEES in a well-managed complex. Conveniently located close to shopping, grocery stores, restaurants, schools, parks, and major transportation routes. Bright, spacious, beautifully upgraded, and thoughtfully designed, this exceptional END UNIT townhome is the perfect place to call home! Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355700
Bedrooms	2
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:	3 (or more) Storey
Total Living Area:	1,238.33 sq. ft.
Main Level Finished Area:	690.12 sq. ft.
Upper Level Finished Area:	548.2 sq. ft.
Condo Fee:	$246.54
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1711212
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
HOA Fee:	$100.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Dining Room · 11'10" × 11'4" ·

Main Floor	Kitchen · 14'1" × 7'10" ·
Main Floor	Living Room · 15'9" × 10'9" ·
3rd Floor	Bedroom · 11'10" × 9'9" ·
3rd Floor	Bedroom - Primary · 11'9" × 9'9" ·
3rd Floor	Laundry · 11' × 0' ·
Lower Level	Foyer · 8' × 6'11" ·
Lower Level	Furnace/Utility Room · 10'8" × 3'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-sage-bluff-gate-nw-calgary-a2355700/

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