72 Sage Bluff Circle NW

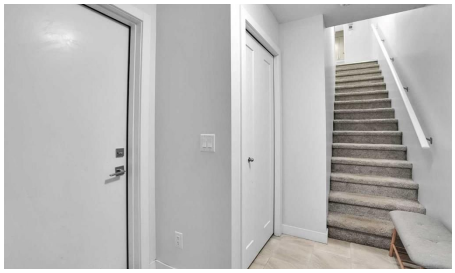
Calgary | Active | MLS® A2351389

$364,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**1,185.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

A first home doesn’t have to be the biggest one. It has to work. This 2-storey townhouse in Sage Hill has 2 bedrooms with ensuite, totalling 2.5 bathrooms and about 1185 sq ft above grade, plus a double tandem garage attached.

The kitchen, dining area and living room share one open space on the main floor, so dinner and homework happen in the same room. The bedrooms are upstairs, including a primary with ensuite & walk-in closet. Laundry is upstairs for ease of access.

The owners have looked after this home since 2018. Condo fees are $246.54 a month and cover items, e.g. snow removal, landscaping, exterior insurance, so less of the upkeep falls on you.

Sage Hill puts you close to grocery, schools, transit routes, with access to major roads.

If you’ve been renting and running the numbers, this one is worth seeing in person!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351389
Bedrooms	2
Bathrooms	3
Year Built	2018
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:	1,185.1 sq. ft.

Condo Fee:	$246.54
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
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:	1910817
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$99.15
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 8'3" × 7' ·
Main Floor	Storage · 10'7" × 4'1" ·
2nd Floor	Kitchen · 14'2" × 10'11" ·
2nd Floor	Dining Room · 14'2" × 8'4" ·
2nd Floor	Living Room · 15'9" × 10'11" ·
2nd Floor	Pantry · 2'2" × 1'11" ·
3rd Floor	Bedroom - Primary · 16'7" × 11'10" ·

3rd Floor	Bedroom · 12' × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Closet Organizers, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/72-sage-bluff-circle-nw-calgary-a2351389/

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