89 Sage Bluff Rise NW

Calgary | Active | MLS® A2318695

$844,999









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,179.16 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Elegant, functional, and investment-ready, this stunning 4-bedroom, 3.5-bathroom split-level home in the desirable Sage Hill community offers the perfect blend of luxury living, family comfort, and income potential. The bright open-concept main floor showcases premium luxury vinyl plank flooring, large windows that fill the home with natural light, and a chef-inspired kitchen featuring an oversized island, full-height cabinetry, quartz countertops, stainless steel appliances, a built-in wall oven, stylish chimney hood fan, and a spacious walk-in pantry. The upper level offers three generously sized bedrooms, including a beautiful primary retreat with a large walk-in closet and spa-inspired 5-piece ensuite. A luxurious 5-piece main bathroom with double sinks and a convenient laundry room with ample storage complete this level. Thoughtful upgrades are found throughout, including stained maple railings, a cozy fireplace, vaulted ceilings in the bonus room, quartz countertops in all bathrooms, and over $25,000 in custom Hunter Douglas window coverings. The impressive 12’x24’ Dura Deck is finished with pot lights and a garden fan, along with a heated outdoor water tap and upgraded lighting throughout the property. The attached garage is fully finished with epoxy flooring, drywall, ceiling upgrades, and pot lights, creating a clean and polished space. The WALKOUT BASEMENT FEATURES A FULLY LEGAL SUITE with one bedroom plus a den and an upgraded kitchen complete with quartz countertops, a gas stove, and a chimney hood fan, making it ideal for extended family, guests, or RENTAL INCOME OPPORTUNITIES. This property is APPROVED BY THE CITY OF CALGARY FOR SHORT-TERM RENTALS and is CURRENTLY GENERATING $6,500 TO $7,000 PER MONTH through Airbnb, VRBO, and other rental platforms. With STRONG POSITIVE CASH FLOW, this home stands out as a true TURNKEY INVESTMENT OPPORTUNITY. Situated in a peaceful yet convenient location, it is only minutes from parks, walking paths, schools, and major shopping destinations including Sage Hill Quarter, Sage Hill Crossing, and Beacon Hill Centre. Quick access to major routes makes commuting across Calgary simple and convenient. Don’t miss this rare opportunity to own an INCOME-GENERATING LUXURY HOME that combines style, comfort, functionality, and exceptional financial return.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318695
Bedrooms	4
Bathrooms	4
Year Built	2018
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	2,179.16 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,358 sq. ft.
Lot Frontage:	8'11½"
Front Exposure:	West
Levels:	4 Level Split
Total Rooms Above Grade:	8
Year built:	2018 (Age: 8)
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:	1710337
Heating:	Baseboard, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$60.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	Window coverings
Restrictions:	None Known
Main Floor	Dining Room · 13'6" × 9'4" ·
Main Floor	Foyer · 9'3" × 7'7" ·
Main Floor	Kitchen · 13'5" × 13'2" ·
Main Floor	Living Room · 22'8" × 13' ·
Main Floor	Mud Room · 11'7" × 5'5" ·
Upper Level	Bedroom · 13' × 8'10" ·
Upper Level	Bedroom · 12' × 10'10" ·

Upper Level	Laundry · 7'6" × 5'2" ·
Upper Level	Bedroom - Primary · 19' × 14'7" ·
2nd Floor	Family Room · 22'1" × 18'5" ·
Basement	Bedroom · 9'3" × 9'1" ·
Basement	Kitchen · 15'11" × 11'9" ·
Basement	Office · 8'3" × 7'11" ·
Basement	Game Room · 12'1" × 9'8" ·
Basement	Storage · 16'11" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jun 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/89-sage-bluff-rise-nw-calgary-a2318695/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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