\$525,000 - 62 Sage Bluff Gate Nw, Calgary

MLS® #A2255383

\$525,000

3 Bedroom, 3.00 Bathroom, 1,465 sqft Residential on 0.06 Acres

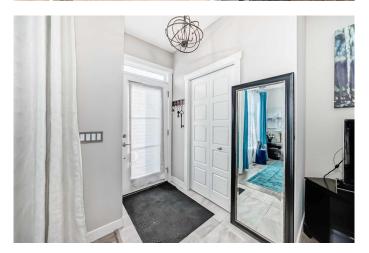
Sage Hill, Calgary, Alberta

Welcome to this stylish semi-detached home in Sage Hill! Aesthetically designed as a light and bright interior creating both comfort and functionality. This property features three convenient entrancesâ€"front, rear, and sideâ€"perfect for modern living. Inside, you'II find an open-floor plan highlighted by upgraded lighting throughout the entire home, combined with Maple cabinetry adding warmth and timeless appeal. The kitchen is a chef's delight, complete with Quartz counter tops, Whirlpool stainless steel appliances and a lighted pantry, a second pantry-like closet and a kitchen nook space for plenty of storage. Upstairs, the home offers the convenience of a second-floor laundry with front load, large capacity, and advanced features such as Samsung Platinum Smart Care Wi-Fi connectivity and steam wash and dry, making daily routines a breeze. The basement is ready for your future plans with rough-in plumbing already in place. Located in family-friendly Sage Hill, you'll enjoy quick access to shopping, schools, parks, and major roadways. This is an incredible opportunity to own a beautiful home in one of Calgary's best northwest communities.

Call your favourite REALTOR® today!







Built in 2016

Essential Information

MLS® # A2255383

Price \$525,000

3

1

Bedrooms

3.00 Bathrooms

Full Baths 2

Half Baths

Square Footage 1,465 Acres 0.06

Year Built 2016

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 62 Sage Bluff Gate Nw

Subdivision Sage Hill City Calgary

County Calgary Province Alberta

Postal Code T3R 0Y9

Amenities

Amenities None

Parking Spaces 2

Parking Pad **Parking**

Interior

No Animal Home, No Smoking Home, Pantry, Vinyl Windows Interior Features

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 1

Zoning R-G

HOA Fees 98

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Masters

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