



**GRASSROOTS**  
REALTY GROUP

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**27 Sage Bluff Circle NW**  
**Calgary, Alberta**

**MLS # A2238991**



**\$429,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Townhouse              |               |                  |
| <b>Size:</b>     | 1,584 sq.ft.           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                   |                   |         |
|--------------------|-----------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 280  |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | M-1 d74 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Animal Home, No Smoking Home   |                   |         |

**Inclusions:** -

Here's your chance to move in and enjoy living in a quiet well appointed complex - The Link at Symons Gate. A beautiful complex in the heart of Sage Hill, close to amenities, parks, restaurants, and more. This well kept, spotless, bright end Unit showcases three bedrooms, 2.5 baths, oversized Single Attached Garage and a Driveway for another vehicle. Hurry!!! Call your preferred Realtor to view this property.