



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

**MLS # A2291119**



**\$445,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d74
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Garage Tire Rack

**OPEN HOUSE Saturday & Sunday 1:00 - 3:00** Step into the lifestyle you've been waiting for. This stunning 2018-built end-unit townhouse in the vibrant community of Sage Hill isn't just a home — it's a fresh start, a smart investment, and a place you'll love coming back to every day. With over 1,370 sq ft of bright, modern living space, this 2-bedroom, 2.5-bathroom gem has been thoughtfully designed for the way you actually live. As an end unit, you'll enjoy the added bonus of extra windows, more natural light, and greater privacy — the little luxuries that make a big difference day to day. The open-concept main floor and sleek kitchen flow effortlessly into a dining and living area — whether you're hosting friends or unwinding after a long day, this space just works. Two spacious upstairs bedrooms, each with their own private ensuite. No sharing. No compromising. Just comfort and privacy exactly where you need it. And the details matter here. Freshly professionally cleaned carpets, a recently serviced furnace (March 2025), and central A/C mean you can move in with total peace of mind — no surprises, no headaches, just home. Outside your door, Sage Hill delivers. Parks, restaurants, shopping, and quick access to major routes make everyday life genuinely easy. This community is growing fast — and the smart money is already here. Listed at \$445,000. **Pride Of Ownership Shows** Whether you're a first-time buyer taking the leap, a professional craving a low-maintenance urban retreat, or an investor eyeing strong long-term value — this is the one. **Don't wait on this.** Homes like this don't linger. Agents See Deposit Instructions In Remarks.