



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

MLS # A2298784



\$355,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	832 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 181
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Garage Controller

***OPEN HOUSE SATURDAY APRIL 18TH 12 PM-2 PM SUNDAY APRIL 19TH 1 PM-4 PM ***Welcome to this stunning top floor end unit townhouse in the highly sought-after community of Sage Hill. It shows 10/10- better than new. This beautifully upgraded top floor, end unit two-bedroom home offers soaring 9- foot ceilings and a bright, open concept layout that immediately impresses. Natural light floods every corner, creating a warm and inviting atmosphere from the moment you walk in. Step out onto your private balcony and take in the gorgeous, unobstructed views- the perfect spot to enjoy your morning coffee or unwind at the end of the day. Proudly owned by its original owner and meticulously cared for since day one, no detail has been overlooked in this exceptional home. Luxurious Vinyl Plank flooring complements the modern finishes that elevate every room. The stylish kitchen features quartz countertops and a large island making it as functional as it is beautiful. Both bedrooms are generously sized, offering comfort and flexibility for families, professionals or anyone looking for a little extra space. The attached garage adds everyday convenience while the recent updates - including a newly replaced roof and flooring replaced in 2024 - provide true peace of mind for years to come. Best of all, the low condo fees make this an exceptionally smart investment. Located in a prime, sought after location, you will enjoy easy access to a wide range of amenities, shops, restaurants and major routes - everything you need right at your doorstep. Homes like this don't come along often. Don't miss your chance to own this exceptional property- book your showing today!