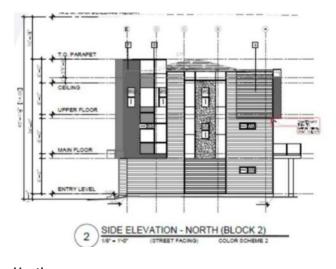


1-833-477-6687 aloha@grassrootsrealty.ca

## 166 Sage Bluff Manor NW Calgary, Alberta

MLS # A2130256



\$530,000

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,436 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.70 Acre		
Lot Feat:	City Lot		

**Heating:** Water: Forced Air Floors: Sewer: Ceramic Tile, Laminate Roof: **Condo Fee:** \$ 225 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: M-1 Vinyl Siding, Wood Frame Foundation: Other **Utilities:** 

Features: See Remarks

Inclusions: NA

Appliance package and color selections are uploaded in the supplements section. Other unit numbers available are 149,155,141,201,205. The end unit is priced at 540,000 and the middle unit is priced at 530,000. Unit factor will be verified before the closing of the property and the property management has not been set yet. Also, the condo fee is an approximate value.