



**GRASSROOTS**  
REALTY GROUP

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