



GRASSROOTS
REALTY GROUP

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167 Sage Bluff Circle NW
Calgary, Alberta

MLS # A2326146



\$320,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	784 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 193
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: none

Located on a quiet street in Sage Hill, this well-kept 2-bedroom, 1-bath townhouse is a smart opportunity for first-time home buyers, downsizers, or investors looking for affordable homeownership in Calgary NW. Enjoy a functional layout, private front yard, and double tandem garage with room for parking and storage. This well-managed condo complex offers low condo fees, making it easier to own with confidence. Close to parks, pathways, shopping, transit, and everyday amenities, the location adds convenience to daily living. The current family has outgrown the home, and it is ready for its next owner.