



GRASSROOTS
REALTY GROUP

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97 Sage Bluff Gate NW
Calgary, Alberta

MLS # A2328148



\$425,000

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d74
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 97 Sage Bluff Gate! This beautifully maintained end-unit townhouse offers 3 bedrooms, 2.5 bathrooms and a bright, open-concept layout filled with natural light. The main floor features stylish laminate flooring, a spacious living and dining area, and a modern kitchen with dark cabinetry, quartz countertops, stainless steel appliances, a subway tile backsplash and a large island with seating—perfect for entertaining or everyday living. As an end unit, the home benefits from additional windows, creating an airy and inviting atmosphere throughout. Upstairs, you’ll find three comfortable bedrooms, including a bright primary retreat with windows on two sides. Neutral finishes, contemporary design and a functional floor plan make this home completely move-in ready. Located in the desirable community of Sage Hill, close to parks, pathways, shopping, restaurants and major routes. A fantastic opportunity for first-time buyers, families or investors!