

# \$525,000 - 62 Sage Bluff Gate Nw, Calgary

MLS® #A2255383

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,465 sqft

Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

Welcome to this stylish semi-detached home in Sage Hill! Aesthetically designed as a light and bright interior creating both comfort and functionality. This property features three convenient entrances—front, rear, and side—perfect for modern living. Inside, you'll find an open-floor plan highlighted by upgraded lighting throughout the entire home, combined with Maple cabinetry adding warmth and timeless appeal. The kitchen is a chef's delight, complete with Quartz counter tops, Whirlpool stainless steel appliances and a lighted pantry, a second pantry-like closet and a kitchen nook space for plenty of storage. Upstairs, the home offers the convenience of a second-floor laundry with front load, large capacity, and advanced features such as Samsung Platinum Smart Care Wi-Fi connectivity and steam wash and dry, making daily routines a breeze. The basement is ready for your future plans with rough-in plumbing already in place. Located in family-friendly Sage Hill, you'll enjoy quick access to shopping, schools, parks, and major roadways. This is an incredible opportunity to own a beautiful home in one of Calgary's best northwest communities.

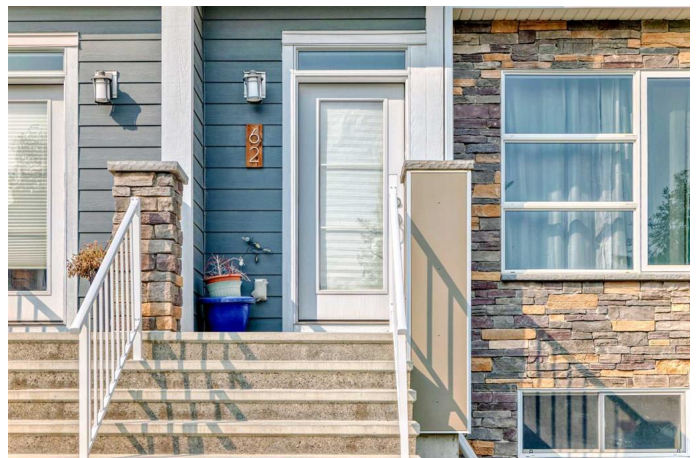
Call your favourite REALTOR® today!

Built in 2016

## Essential Information

MLS® #

A2255383



|                |                        |
|----------------|------------------------|
| Price          | \$525,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,465                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 62 Sage Bluff Gate Nw |
| Subdivision | Sage Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 0Y9               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Vinyl Windows                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |

|              |                                                   |
|--------------|---------------------------------------------------|
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 17                   |
| Zoning         | R-G                  |
| HOA Fees       | 98                   |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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