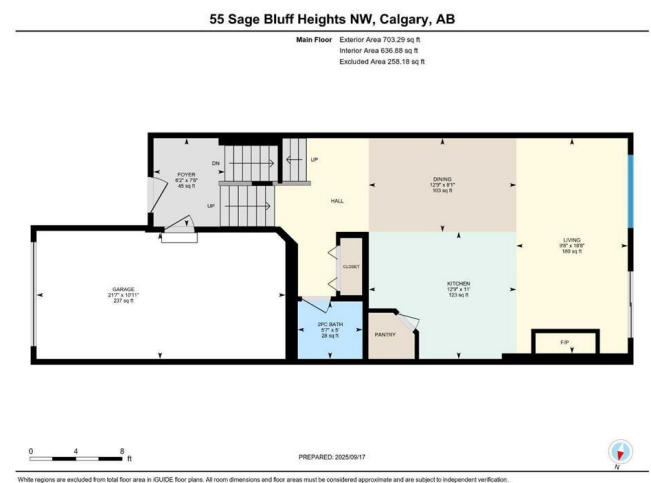




gazebo.

Located in the family-friendly community of Sage Hill, this home combines comfort, functionality, and style. Donâ€™t miss your chance to see it â€“ book your showing today!

Built in 2017

Essential Information

MLS® #	A2257822
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 5 Level Split
Status	Active

Community Information

Address	55 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Front Drive, Garage Door Opener, Insulated, Secured, Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range, Electric Water Heater
Heating	Central, Forced Air, Natural Gas, Fireplace(s), High Efficiency
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Level, Rectangular Lot, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	49
Zoning	R-G
HOA Fees	98
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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