

**51 Sage Bluff Circle NW**  
**Calgary, Alberta**

**MLS # A2173075**



**\$384,900**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                         |               |                  |
| <b>Type:</b>     | Residential/Five Plus             |               |                  |
| <b>Style:</b>    | Bungalow                          |               |                  |
| <b>Size:</b>     | 830 sq.ft.                        | <b>Age:</b>   | 2019 (5 yrs old) |
| <b>Beds:</b>     | 2                                 | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Single Garage Attached            |               |                  |
| <b>Lot Size:</b> | -                                 |               |                  |
| <b>Lot Feat:</b> | Few Trees, Front Yard, Landscaped |               |                  |

|                    |                                                                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                        | <b>Condo Fee:</b> | \$ 158 |
| <b>Basement:</b>   | None                                                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame                                                                                           | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                   |                   |        |

Pride of ownership exudes from this gorgeous 2 bed, 1 bath townhome that comes with a single attached garage. Luxury vinyl plank flooring, high ceilings and large windows run through-out, making this home warm and bright. The kitchen comes with upgraded S/S appliances, Quartz countertops, tiled backsplashes, custom white cabinets and a center island that overlooks the separate dining area and large living room that grants access to a huge balcony perfect for relaxing and enjoying those beautiful Summer evenings. Completing this well kept unit is an oversized master bedroom, 4pc bath/laundry area plus a 2nd bedroom. Additional bonuses include: Low condo dues, a West facing front yard/patio and a single attached garage. Located close to schools, parks, major shopping, City transit and easy access to main roadways. A Must See !!