

\$624,900 - 3 Sage Bluff Heights Nw, Calgary

MLS® #A2268913

\$624,900

3 Bedroom, 4.00 Bathroom, 1,678 sqft

Residential on 0.07 Acres

Sage Hill, Calgary, Alberta

**** MOVE IN NOW - HOT NEW LISTING ****

Best value in the beautiful Sage Hill community, where green space & fun are abundant! This home offers you over 2300+ sq ft of maximized "SPLENDID" air-conditioned living space for your enjoyment. **BONUS:** Single attached garage, full concrete driveway for two cars, and a bright sunny south/west facing backyard. You are welcomed into a lovely open floor plan with wide plank laminate floors & boasting great windows that invite natural daylight in, along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, stainless steel appliances which include a fridge, smooth top range, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and 9' main-floor ceilings. Upstairs: beautiful primary bedroom with a walk-in closet & 3-piece private ensuite. Plus, a central bonus room area, 2 more bedrooms & a full 4-piece bathroom. The basement is fully finished with a super-sized area at 18' x 15' and features another full bathroom, storage, and a utility area. **BONUS:** High ceilings featured in the primary bedroom, Quartz countertops throughout, Staircase railings, Supersized yard, shed, 10' x 10' deck, extra-wide driveway for 2-car parking, Newer roof + gutters + eaves and siding repairs completed. This is your next home, and please add it to your 'Must See List! Situated within walking distance to the park(s) and only



3 SAGE BLUFF HEIGHTS NW

RE-CALCULATION STANDARD - CALGARY AB

MAIN LEVEL (AG) - 630.71 Sq Ft / 58.59 m²

UPPER LEVEL (AG) - 340.90 Sq Ft / 31.67 m²

THIRD LEVEL (AG) - 633.43 Sq Ft / 58.85 m²

LOWER LEVEL (AG) - 73.31 Sq Ft / 6.81 m²

TOTAL ABOVE GRADE RMS SIZE - 1678.35 Sq Ft / 155.92 m²

BASEMENT DEVELOPED AREA (BG) - 510.70 Sq Ft / 47.44 m²

BASEMENT UNDEVELOPED AREA (BG) - 125.75 Sq Ft / 11.68 m²

TOTAL AG/BG AREA - 2314.80 Sq Ft / 215.04 m²



minutes away from the newly developed shopping area, it provides the convenience of having everything you could need fitting in your own neighborhood. Restaurants, groceries, daycare, medical and coffee shops all create a wonderful community and lifestyle for you to enjoy. With quick access to Symon Valley Parkway and Stony Trail while soaking up nature with a environmental reserve as your surroundings, Sage Hill is the ideal choice to start creating new memories. Discover today and welcome home. Call your friendly REALTOR(R) to book a viewing!

Built in 2019

Essential Information

MLS® #	A2268913
Price	\$624,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,678
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W2

Amenities

Amenities	None
Parking Spaces	3
Parking	Garage Door Opener, Single
# of Garages	1

Interior

Interior Features	Closet Organizers, High C Pantry, Quartz Counters, S Breakfast Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Reverse Pie Shaped Lot
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 4th, 2025
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Days on Market	1
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Zoning	R-G
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HOA Fees	150
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Jayman Realty Inc.
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