



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**11 Sage Bluff Gate NW**  
**Calgary, Alberta**

**MLS # A2259738**



**\$449,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Sage Hill   |               |                  |
| <b>Type:</b>     | Residential/Four Plex   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey  |               |                  |
| <b>Size:</b>     | 1,216 sq.ft.  | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscaping  |               |                  |

|                    |   |                   |         |
|--------------------|---|-------------------|---------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 237  |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-1 d74 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage |                   |         |

**Inclusions:** None

\*\*\*Open House Sunday September 28th 12:30-3:30pm\*\*\* Discover elevated living in this beautifully crafted townhome, perfectly situated in the heart of Sage Hill NW Calgary. Just steps from a family-friendly playground, this residence combines luxury, functionality, and community charm in one remarkable package. Designed with a sought-after double master layout, this 2-bedroom, 2.5-bath home spans over 1,200 sq. ft. of stylish, low-maintenance living. Inside, you'll find a host of builder upgrades including sleek granite countertops, custom shaker-style cabinetry, premium vinyl plank flooring, soaring ceilings, a full stainless steel appliance package, and elegant full-height tile in all baths and showers. The glass-paneled balcony with a built-in gas line offers the perfect spot for outdoor grilling and entertaining. Bright, sun-filled interiors flow effortlessly through the open-concept floor plan, with oversized windows on every level creating welcoming spaces that feel like home from the moment you arrive. The convenience of an attached tandem double garage with a full-length driveway allows parking for up to 3 vehicles, along with additional guest parking nearby along Sage Bluff Gate. Blending modern style with everyday comfort, this home offers exceptional value in one of Calgary's premier NW communities. With quick access to shopping, public transit, playgrounds, and scenic walking and biking trails, this is an opportunity you won't want to miss. Book your viewing today and come find out what makes Sage Hill a terrific community to call home!