

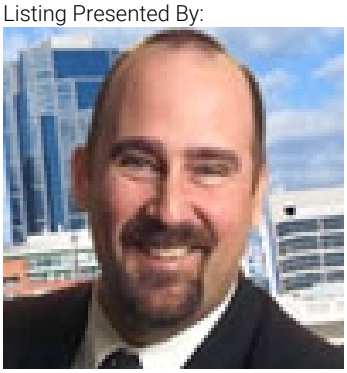
72 Sage Bluff Circle Calgary Alberta

$364,900

A first home doesn't have to be the biggest one. It has to work. This 2-storey townhouse in Sage Hill has 2 bedrooms with ensuite, totalling 2.5 bathrooms and about 1185 sq ft above grade, plus a double tandem garage attached.The kitchen, dining area and living room share one open space on the main floor, so dinner and homework happen in the same room. The bedrooms are upstairs, including a primary with ensuite & walk-in closet. Laundry is upstairs for ease of access.The owners have looked after this home since 2018. Condo fees are $246.54 a month and cover items, e.g. snow removal, landscaping, exterior insurance, so less of the upkeep falls on you.Sage Hill puts you close to grocery, schools, transit routes, with access to major roads.If you've been renting and running the numbers, this one is worth seeing in person! (id:6769)

Kitchen 14.17 Ft x 10.92 Ft
Dining room 14.17 Ft x 8.33 Ft
Living room 10.92 Ft x 15.75 Ft
Pantry 1.92 Ft x 2.17 Ft
2pc Bathroom 4.33 Ft x 5.67 Ft
Primary Bedroom 11.83 Ft x 16.58 Ft
3pc Bathroom 7.50 Ft x 4.92 Ft
Bedroom 12.00 Ft x 9.75 Ft
3pc Bathroom 4.92 Ft x 7.83 Ft
Foyer 7.00 Ft x 8.25 Ft
Storage 4.08 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca