

# \$585,000 - 55 Sage Bluff Heights Nw, Calgary

MLS® #A2257822

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,689 sqft  
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

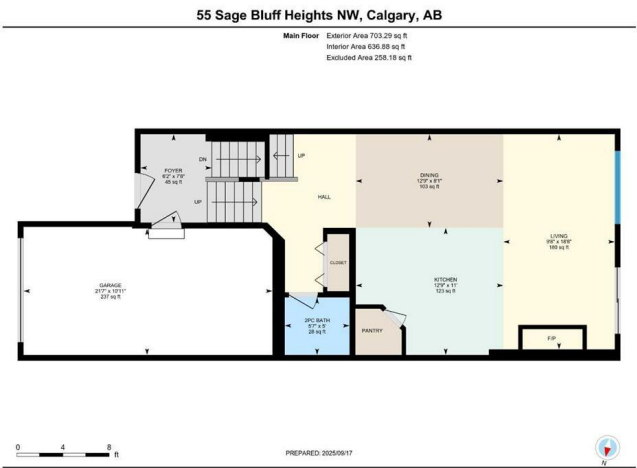
Welcome to 55 Sage Bluff Heights NW – a beautifully designed semi-detached home tucked away on a quiet street in the sought-after community of Sage Hill.

Step inside from your front-attached garage to a bright and inviting open-concept main floor, ideal for both everyday living and entertaining. A formal dining area flows into the spacious kitchen, complete with a large central island, plenty of cabinetry and counter space, and a handy pantry. The cozy living room with a fireplace opens to your private backyard oasis, featuring an elevated deck off the back door and a lower brick patio with gazebo – the perfect spot for summer evenings.

Just a few steps up, the primary retreat enjoys separation from the rest of the home, offering soaring ceilings, big bright windows, a large walk-in closet, and a 4-piece ensuite. The upper level is designed with family in mind, boasting a central bonus room, convenient laundry with extra crawl space storage, two additional bedrooms, and another full 4-piece bath.

The lower level offers an excellent layout for future development, already equipped with a bathroom rough-in and large egress window.

Additional highlights include central A/C, all exterior hail repairs completed, central vac with attachments, and a new patio and



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 | 48                   |
| Zoning         | R-G                  |
| HOA Fees       | 98                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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