



\$ 269,900.00

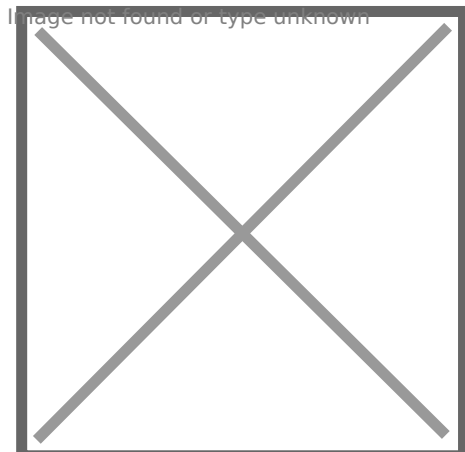
## 79 SAGE BLUFF CIRCLE NW CALGARY

<https://paulbrinton.com>

Enjoy low maintenance living in this popular RUBY model by Brookfield in the desirable neighborhood of Sage Hill! You will absolutely fall in love with the soaring vaulted ceilings in your main living and entertainment space. This top-floor, corner unit gives you lofty vibes and the SOUTH-facing exposure gives you...

- 2 beds
- 1 bath
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow, Townhouse

**MLS ® #:** A1158286

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 2019

**Parking:** Covered, Garage Faces Rear, Single  
Garage Attached

**Post Updated:** 2021-11-30 22:00:33

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/04/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Ceramic Tile,Vinyl

**Community Features:**

Playground,Sidewalks,Street Lights,Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** High Ceilings,Kitchen  
Island,No Animal Home,No Smoking  
Home,Open Floorplan,See Remarks,Stone  
Counters,Track Lighting,Vaulted  
Ceiling(s),Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Association Amenities:** Snow  
Removal,Trash,Visitor Parking

**Exterior Features:** Courtyard,Other

**District:** CAL Zone N

**Inclusions:** N/A

**Lot Features:** Low Maintenance Landscape

**Heating Type:** Central,Natural Gas



## PROPERTY INFORMATION

**Basement:** None

**Levels:** Two

**Laundry features:** In Bathroom, In Unit

**Zoning:** M-1 d74

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 307.78

**Title Land:** Fee Simple

**Photo Count:** 23

**Rooms Above Grade:** 5

**Unit Exposure:** N,S,W

**Construction Materials:** Vinyl Siding,Wood  
Frame

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage  
Control(s),Microwave,Range  
Hood,Refrigerator,Stove(s),Washer,Window  
Coverings

**Living Area SF:** 876.92

**Subdivision Name:** Sage Hill

**Structure Type:** Five Plus

**Restrictions:** None Known

