

# \$640,000 - 99 Sage Bluff Heights Nw, Calgary

MLS® #A2215363

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,825 sqft  
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

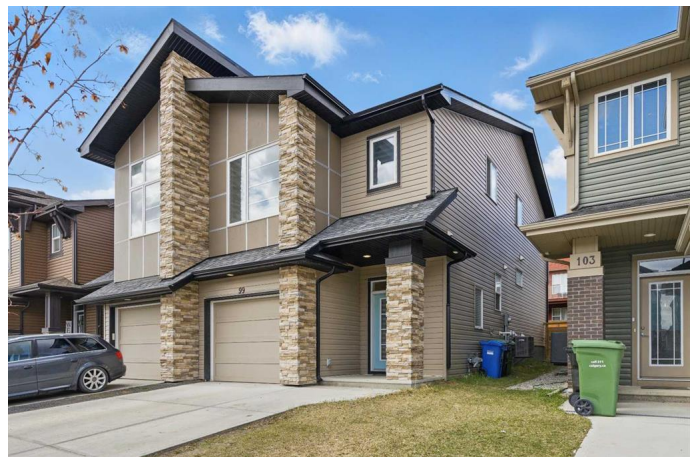
Welcome to comfort and style in Symons Gate.

This beautifully maintained duplex in the now-established community of Symons Gate offers a rare blend of space, functionality, and modern design. With a front-attached garage and driveway, convenience begins the moment you arrive.

Step inside to a generous tiled entryway and mudroomâ€”perfect for managing the seasons and everyday comings and goings. The main living area is bathed in natural light thanks to oversized windows that frame the space and bring warmth to the open-concept layout. Durable laminate flooring and a thoughtful flow create an inviting atmosphere for relaxing and entertaining alike.

Upstairs, you'll find oversized bedrooms designed with comfort in mind, including a spacious primary suite with a walk-in closet and ensuite bathroom. A central bonus room offers flexible space for a home office, playroom, or cozy retreat, while an upper-floor laundry room adds day-to-day ease.

One of the standout features of this home is the partially finished basement, which provides a head start for future developmentâ€”whether you're planning a recreation area, guest suite, or home gym. Itâ€™s a valuable addition that brings flexibility and long-term potential.



Outside, enjoy a fenced backyard complete with a deck—ideal for summer barbecues, pets, or a private outdoor retreat.

Located just moments from community amenities and convenient routes in and out of the neighbourhood, this home offers both peaceful suburban living and quick access to everything you need.

So, schedule your viewing today!

Built in 2017

### Essential Information

MLS® #	A2215363
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,825
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Level Split
Status	Active

### Community Information

Address	99 Sage Bluff Heights Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T3

### Amenities

Amenities	Other
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	4
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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