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## 166 SAGE BLUFF MANOR NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
29332


**MLS ID:**  
A2193800

**\$4,220,000**



 **JOHN MALICK**  
 (403) 617-5950

 RE/MAX Real Estate (Central)  
 403-216-1600

 166 Sage Bluff Manor NW, Calgary , Alberta T3R 1W1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 10	<b>Zoning</b> MR
<b>Subdivision</b> Sage Hill	<b>Year Built</b> 2024	<b>Structure Type</b> Townhouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 1812246
<b>Building Area (Sq. Ft.)</b> 30419.00	<b>Building Area (Sq. M.)</b> 2825.99	<b>Inclusions</b> "As is Where is"
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

Great development opportunity where most of the heavy lifting has already been completed. 20-unit townhome project in the growing NW community of Sage Hill. The property consists of 4 separate blocks of 3 storey townhomes with single attached garages. The development permit has been released (DP2024-02986) and the building permit has been issued. The 9 units in the front two blocks (east) side appear to be mostly completed. There are 6 units at framing stage in the back (west) side and 5 units on the last block that have footings in place. Based on past listings of townhomes in the project, units look to be approximately 1,430 sq ft and have 2-and 3-bedroom plans. In a city where home prices are continually rising, having new and affordable housing options for sale in an excellent location is a wise investment.

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