

# \$624,900 - 136 Sage Valley Drive Nw, Calgary

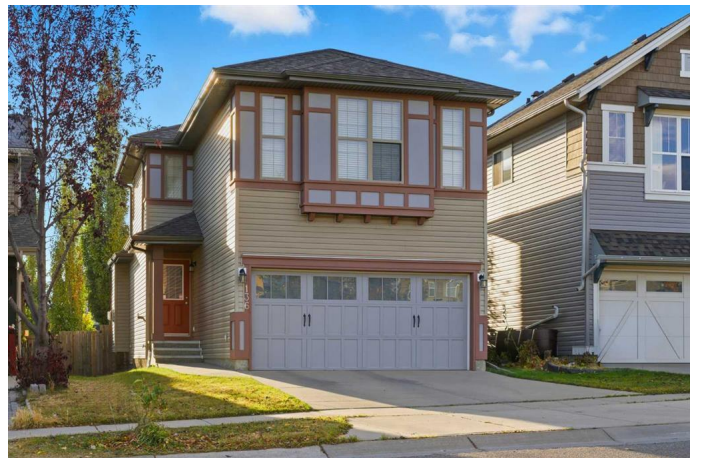
MLS® #A2264458

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,462 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE 1pm- 3pm, OCTOBER 25 !!  
Welcome to this beautifully maintained two-storey home in the sought-after community of Sage Hill. Filled with natural light and pride of ownership, this home offers a bright and functional layout that's perfect for family living and entertaining. The main floor features rich hardwood flooring, a cozy gas fireplace, and an open-concept design connecting the living room, dining area, and kitchen. The kitchen includes a breakfast bar, corner pantry, and ample cabinet and counter space, with direct access to the large back deck and fully landscaped yard. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite, complemented by two additional bedrooms and a full bath. The unfinished basement provides great potential for future development. Complete with an attached double garage, main-floor laundry, and close proximity to parks, shopping, schools, and transit – this move-in-ready home offers the perfect balance of comfort and convenience in one of Calgary's most desirable northwest communities.



Built in 2009

## Essential Information

MLS® #	A2264458
Price	\$624,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	136 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 14th, 2025
Days on Market	20
Zoning	R-G

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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