

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

MLS® #A2269744

\$624,900

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE 1pm- 3pm, November 7, 2025
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® # A2269744

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
-------------------	--------------

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	November 7th, 2025
Zoning	R-G

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.