

# \$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

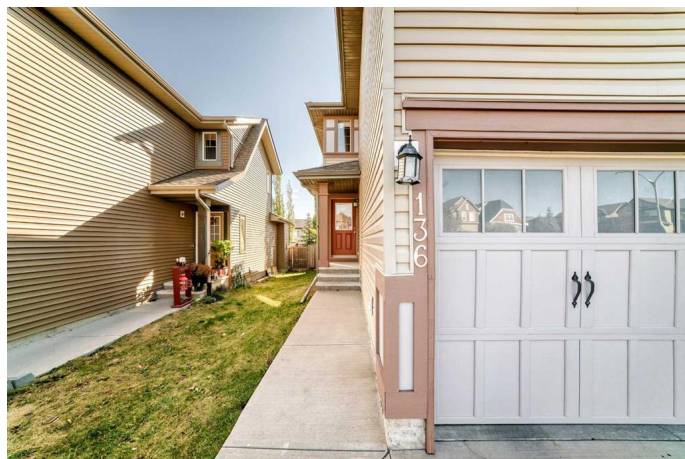
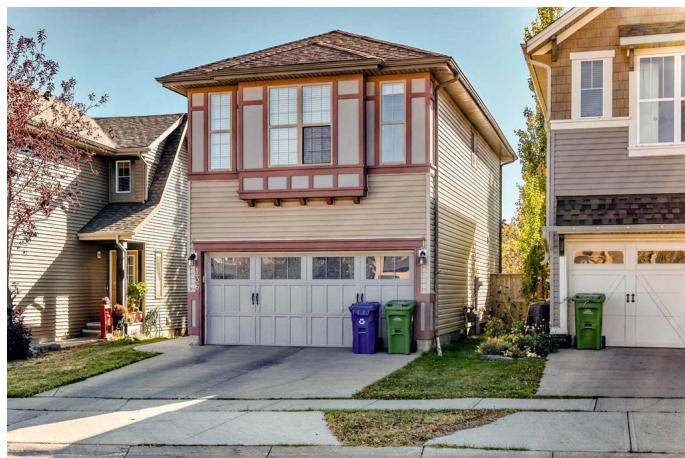
Sage Hill, Calgary, Alberta

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                                                                                                                          |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line                             |
| Lot Description   | Back Yard, Rectangular Lot, Interior 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 | 5                  |
| Zoning         | R-G                |

**Listing Details**

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

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