136 Sage Valley Drive NW

Calgary | Active | MLS® A2346684

$579,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**1,469 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

SIGNIFICANT PRICE REDUCTION!! Welcome to this beautifully maintained Avi Home in the sought-after community of Sage Hill. This bright, open-concept two-storey offers hardwood flooring, a spacious great room with a gas fireplace, and a well-designed kitchen featuring a large breakfast bar, corner pantry, and ample cabinetry. The dining area opens to a large deck overlooking the fully landscaped and fenced backyard-perfect for outdoor entertaining. Upstairs, the primary bedroom includes a walk-in closet and private 3-piece ensuite, complemented by two additional bedrooms and a full bathroom. The unfinished basement offers excellent potential for future development. Complete with main-floor laundry, an attached double garage, and close to parks, shopping, and transit, this move-in-ready home is an exceptional opportunity in one of Northwest Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346684
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,469 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,788 sq. ft.

Lot Frontage:	31'3¼"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0812219
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Mud Room · 8'4" × 5'4" ·
Main Floor	Dining Room · 9'7" × 7'11" ·
Main Floor	Pantry · 2' × 2' ·
Main Floor	Entrance · 7'1" × 6'2" ·
Main Floor	Kitchen · 10'6" × 9'10" ·
Main Floor	Living Room · 13' × 11'6" ·
Main Floor	Balcony · 21'7" × 16' ·
Upper Level	Bedroom · 11'11" × 8'11" ·
Upper Level	Bedroom · 12' × 9' ·
Upper Level	Bedroom - Primary · 15' × 12' ·
Upper Level	Walk-In Closet · 7'11" × 4'7" ·
Basement	Game Room · 28'1" × 19'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Enclosed
Lot Features:	Back Yard, Many Trees, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/136-sage-valley-drive-nw-calgary-a2346684/

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