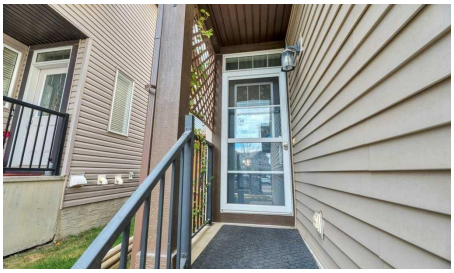
35 Sage Berry Place NW

Calgary | Active | MLS® A2358552

$614,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2013**	**1,742.35 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

OPEN HOUSE NOVEMBER 21 & 22ND FROM 12:00 TO 2:00. Welcome to 35 Sage Berry Place NW. This inviting two-Storey home offers over 1700 sq feet of living space , three spacious bedrooms, a large bonus room and a beautifully landscaped back-yard- all within walking distance of grocery stores, schools and transit. The main floor features laminate flooring a convenient two-piece bathroom and a cozy gas fireplace with a stone front, The kitchen is ideal for everyday living and entertaining, featuring stainless steel appliances, a large island and a walk-in-pantry conveniently situated near the attached garage entrance. Upstairs , you'll find three generous size bedrooms, a four-piece main bathroom and a spacious bonus room-perfect for family movie nights or relaxing at the end of the day. The primary bedroom offers a walk-in-closet and a four piece ensuite with a soaker tub and stand up shower. The partially developed basement provides room to add your finishing touches. Outside, enjoy the beautifully landscaped, treed backyard with a pergola and patio- an inviting setting for summer gatherings or quiet morning coffee. A recently replaced roof adds to this home's appeal. A wonderful opportunity to enjoy comfortable family living in a convenient NW Calgary location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358552
Bedrooms	3
Bathrooms	3
Year Built	2013
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:	1,742.35 sq. ft.
Main Level Finished Area:	677.28 sq. ft.

Upper Level Finished Area:	1,065.08 sq. ft.
Below Grade Finished Area:	617.55 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,616 sq. ft.
Lot Frontage:	30'1¾"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2013 (Age: 13)
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:	1111767
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	Community Gardens
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Pergola
Restrictions:	None Known
Main Floor	Dining Room · 10'3" × 9'1" ·
Main Floor	Kitchen · 14'8" × 11'1" ·
Main Floor	Living Room · 14'3" × 12' ·
Upper Level	Bedroom · 13'2" × 10'8" ·
Upper Level	Bedroom · 13'2" × 9' ·
Upper Level	Bedroom - Primary · 16' × 11'4" ·
Upper Level	Bonus Room · 17' × 10'11" ·
Lower Level	Game Room · 22'11" × 20' ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-sage-berry-place-nw-calgary-a2358552/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.