

# \$635,000 - 49 Sage Valley Manor Nw, Calgary

MLS® #A2258628

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Tucked away on a peaceful, family-oriented street in the highly desirable community of Sage Hill, this beautifully cared-for two-storey home delivers the perfect balance of comfort, functionality, and style. Step inside and youâ€™re greeted by a bright, open layout enhanced by tasteful finishes and thoughtful details throughout. The main floor is designed for both everyday living and entertaining, featuring durable, easy-care flooring and large southeast-facing windows that fill the space with natural light. The inviting living room centers around a warm gas fireplace and flows effortlessly into the dining area and kitchen. The kitchen itself is both practical and welcoming, with a central island for casual seating, sleek black appliances, and a walk-in pantry for extra storage. Just off the dining area, glass doors open to a sun-soaked backyard with a two-tier deck and manicured landscapingâ€”an ideal retreat for summer barbecues, family gatherings, or quiet evenings outdoors. A tucked-away laundry area and a convenient half bath complete the main level. Upstairs, a versatile bonus room offers plenty of optionsâ€”whether as a home office, media room, or kidsâ€™ play spaceâ€”while three spacious bedrooms provide comfort for the whole family. The primary suite offers a walk-in closet and a private 4-piece ensuite with a soaker tub, creating a relaxing escape at the end of the day. Two additional bedrooms share a bright and functional full bathroom. The unfinished



basement is ready to be customized to your needs, with potential for a home gym, guest suite, or recreation space. This home is perfectly located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, parks, schools, and major routes including Stoney Trail and Shaganappi Trailâ€”providing both convenience and community. Whether youâ€™re searching for a family home or a long-term investment, this property offers a rare chance to own a stylish and move-in-ready home in one of Northwest Calgaryâ€™s most sought-after neighbourhoods.

Built in 2008

**Essential Information**

MLS® #	A2258628
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	49 Sage Valley Manor Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	Everest Realty and Property Management Corp.
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