

\$659,900 - 135 Sage Valley Circle Nw, Calgary

MLS® #A2245533

\$659,900

3 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.10 Acres

Sage Hill, Calgary, Alberta

*****OPEN HOUSE 1-3 PM AUGUST 9*****

Welcome to this beautifully well maintained home, built in 2008 and thoughtfully designed for comfort, style, and functionality across three fully finished levels. Upstairs features 3 spacious bedrooms, while the basement offers a rec room with full bathroom. Step inside to a bright and open foyer with soaring 9' ceilings and an abundance of natural light. The main level showcases warm-toned flooring and an open-concept layout that flows effortlessly into a generous living area. The chef's kitchen is a showstopper with oak cabinetry, granite countertops throughout, stainless steel appliances and a spacious dining area that's perfect for entertaining. Upstairs, a central bonus room that offers the perfect space for a media room or kids' play area. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The luxurious primary suite includes a large walk-in closet. Additional features include a double attached garage and a fantastic location—just steps to parks, transit, and local amenities.

Built in 2008

Essential Information

MLS® # A2245533

Price \$659,900

Bedrooms 3



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,661
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Sage Valley Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0E9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	9
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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