

# \$625,000 - 3 Sage Valley Court Nw, Calgary

MLS® #A2202794

**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,099 sqft  
Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Welcome home to this RARE BUNGALOW in an EXCEPTIONAL LOCATION! Thoughtfully designed for easy, main-floor living, this well-loved home is perfect for those looking to downsize without sacrificing comfort or style. Featuring \$10,000 in recent landscaping renovations, a covered awning on the back deck, and HARDWOOD floors throughout the main level, this home offers low-maintenance luxury in a quiet, desirable neighborhood. Step inside to discover a bright and open floor plan with 2 BEDROOMS, 2 BATHROOMS, UPPER FLOOR Laundry, and AIR CONDITIONING. The spacious living room is enhanced by a cozy GAS FIREPLACE, and expansive windows that flood the space with natural light. The kitchen is a true chef's delight, featuring built-in appliances, GRANITE countertops, a generous center island, and a large pantry—perfect for entertaining. The dining room flows seamlessly onto the newly enhanced back deck, where you can relax under the covered awning and take in your beautifully landscaped yard—ideal for enjoying peaceful mornings or hosting friends and family. The primary suite is a private retreat, complete with a walk-in closet and an ensuite featuring a DOUBLE VANITY, a large soaking tub, and a separate shower. Downstairs, the fully finished basement offers even more space, with a large family room featuring a second fireplace, an oversized bedroom, a full bathroom, and a versatile rec or media room—perfect for guests or



hobbies. For added convenience, this home also includes a double attached garage, providing secure parking and extra storage. This home has been meticulously maintained, and pride of ownership shines throughout.

Built in 2010

### Essential Information

MLS® #	A2202794
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3 Sage Valley Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E8

### Amenities

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

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.