

\$649,000 - 49 Sage Valley Manor Nw, Calgary

MLS® #A2235458

\$649,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft

Residential on 0.09 Acres

Sage Hill, Calgary, Alberta

Nestled on a quiet, family-friendly street in the sought-after community of Sage Hill, this meticulously maintained two-storey home offers thoughtfully designed living space that blends comfort, style, and function. From the moment you step inside, you'll notice the elegant finishes that make this home truly move-in ready. The open-concept main floor welcomes you with neat, low-maintenance flooring and several southeast-facing windows that flood the space with natural light. The spacious living room features a cozy gas fireplace—perfect for relaxing evenings—and flows seamlessly into the dining area and kitchen. The well-maintained kitchen boasts a central island with bar seating, sleek black appliances, and a handy pantry. Step outside to your sunny, southeast-facing backyard, where a two-tiered deck and beautifully landscaped yard create a private outdoor oasis, ideal for barbecues, gatherings, or simply enjoying Calgary's summer sunsets. A discreetly tucked-away main-floor laundry area, combined with a convenient half bathroom, adds to the home's everyday functionality. Upstairs, you'll find a bright and versatile bonus room—perfect as a family lounge, home office, or playroom—along with three generously sized bedrooms. The primary suite is a private retreat, featuring a well-proportioned walk-in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms, both offering ample



space, share a well-appointed full bathroom. The undeveloped basement offers a blank canvas for your future plans—whether it's a home gym, media room, guest suite, or additional bedroom, the possibilities are endless. Located just minutes from Sage Hill Crossing, T&T Supermarket, Costco, Walmart, Co-op, schools, parks, and major routes like Stoney Trail and Shaganappi Trail, this home combines everyday convenience with peaceful suburban living. Whether you're upsizing, right-sizing, or investing for the future, this is a rare opportunity to own a stylish, well-cared-for home in one of NW Calgary's most desirable communities.

Built in 2008

Essential Information

MLS® #	A2235458
Price	\$649,000
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	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	38
Zoning	R-G

Listing Details

Listing Office	Everest Realty and Property Management Corp.
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