

\$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 upgraded home, built in 2015 and thoughtfully designed for comfort, style, and functionality across three fully finished levels. Upstairs features 3 spacious bedrooms, while the basement offers a 4th bedroom, a den, and a full bathroom—perfect for multi-generational living or a growing family. A separate side entrance leads to the fully developed basement, complete with a designated space for a future kitchenette ideal for guests or extended family. 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, boasting full-height oak cabinetry, sleek quartz countertops throughout, stainless steel appliances, a walk-through pantry, and a spacious dining area that's™ perfect for entertaining. Upstairs, a central bonus room with custom built-in shelving 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 and a spa-inspired 5-piece ensuite. 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	5
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.