

\$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 Trail—providing both convenience and community. Whether you’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 Calgary’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	11
Zoning	R-G

Listing Details

Listing Office	Everest Realty and Property Management Corp.
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