

# \$629,900 - 49 Sage Valley Manor Nw, Calgary

MLS® #A2258628

**\$629,900**

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          | \$629,900   |
| 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 | 21                   |
| Zoning         | R-G                  |

### Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|----------------------------------------------|

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