

# \$658,000 - 184 Sage Valley Drive Nw, Calgary

MLS® #A2265933

**\$658,000**

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

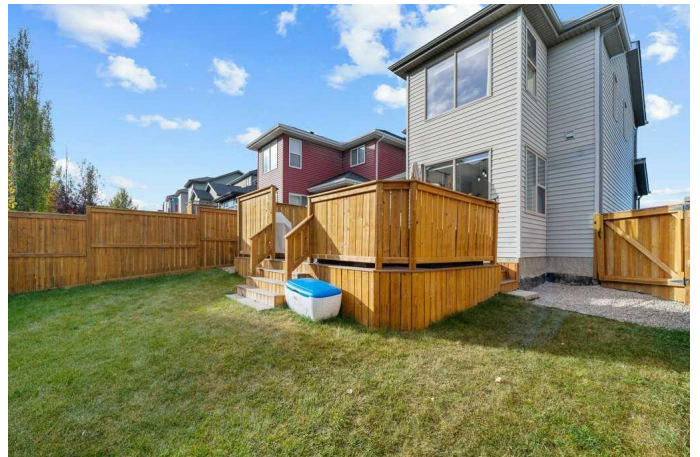
With green space right in front, scenic views from the upper bonus room, and the comfort of central air conditioning, this desirable Sage Hill two-storey offers it all.

The open-concept main floor features a spacious living room with a sleek fireplace and a bright dining area – perfect for family gatherings or entertaining friends. The gourmet kitchen is equipped with quartz countertops, premium stainless-steel appliances, rich cabinetry, and a raised eating bar. Patio doors lead to an oversized, sun-drenched backyard with a large composite deck for summer lounging and BBQs.

Upstairs, you'll find a bonus room with sweeping views and an adjoining office nook – ideal for enjoying sunrise views while you work. The king-sized primary suite overlooks green space and includes a walk-in closet and private ensuite. Two additional spacious bedrooms complete the upper level.

Recent upgrades include new Class 4 impact-resistant shingles (installed 3 months ago).

This bright, stylish home enjoys an unbeatable location across from a future CBE K-5 school / multi-use park, just minutes from three playgrounds, a scenic pond pathway, Co-op, gyms, restaurants, major shopping, transit, and every neighbourhood convenience.



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265933    |
| Price          | \$658,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,681       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 184 Sage Valley Drive Nw |
| Subdivision | Sage Hill                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0H6                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks                                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings, Electric Oven |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, See Remarks, Views |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Frame                                             |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 115                |
| 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.