

\$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, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

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	20
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.