

\$849,999 - 3772 136 Avenue Nw, Calgary

MLS® #A2228473

\$849,999

5 Bedroom, 4.00 Bathroom, 2,265 sqft
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Welcome to this spacious and beautifully upgraded 2253 SQFT home offering modern features and excellent income potential! The main floor boasts a versatile Den that can easily be converted into a 4th bedroom, a bright open layout with 9' ceilings, and Level 4 Kitchen and Washroom upgrades for a luxurious touch.

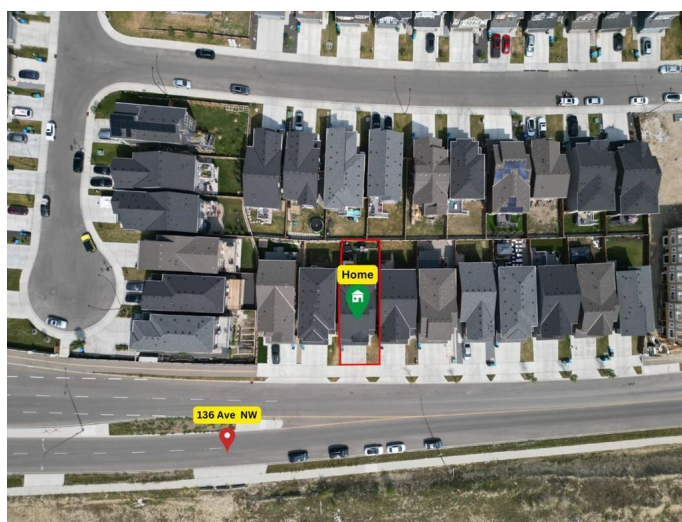
Upstairs features 3 generously sized bedrooms and 2.5 bathrooms. The basement offers a legal 2-bedroom suite with a private side entrance, currently rented for \$1500/month â€” perfect as a mortgage helper! Enjoy peace of mind with a new roof and siding (Sept 2024).

Outdoor living is complete with a vinyl deck and fully fenced yard. Located close to all amenities â€” Walmart, Petro-Canada, Tim Hortons, Banks, and many more â€” making everyday living convenient and comfortable. A must-see property for families and investors alike!

Built in 2020

Essential Information

MLS® #	A2228473
Price	\$849,999
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,265
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3772 136 Avenue Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1W1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Window Coverings, Built-In Gas Range, Built-In Oven, Gas Cooktop, Gas Oven, Humidifier, Water Softener
Heating	Forced Air, Humidity Control, Hot Water
Cooling	None
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Playground, Barbecue, Gas Grill, None, Outdoor Grill
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	53
Zoning	R-G
HOA Fees	91
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.