

# \$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.

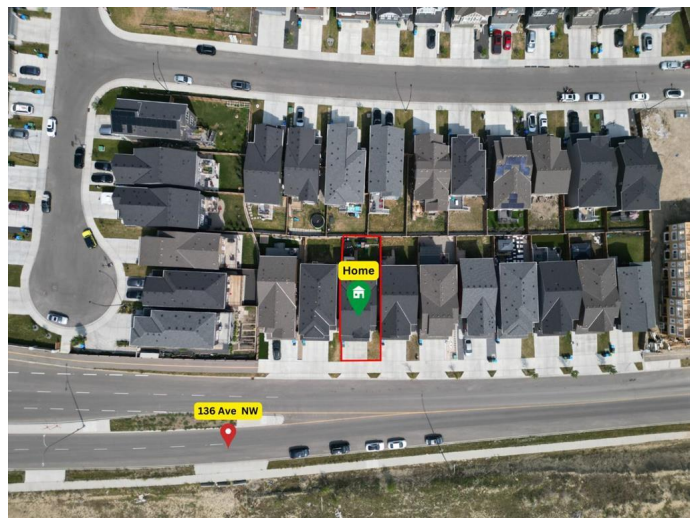
Upstairs features 3 generously sized bedrooms and 2.5 bathrooms. The basement offers a legal 2-bedroom suite with a private side entrance, currently rented for \$1500/month â€” perfect as a mortgage helper! Enjoy peace of mind with a new roof and siding (Sept 2024).

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, Pantry, See Remarks, Separate Entrance
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Oven, Humidifier, Microwave, Microwave Hood Fan, Water Softener, Window Coverings
Heating	Forced Air, Hot Water, Humidity Control
Cooling	None
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

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

Roof	Asphalt Shingle
Construction	Asphalt, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	CIR Realty
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