

# \$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.

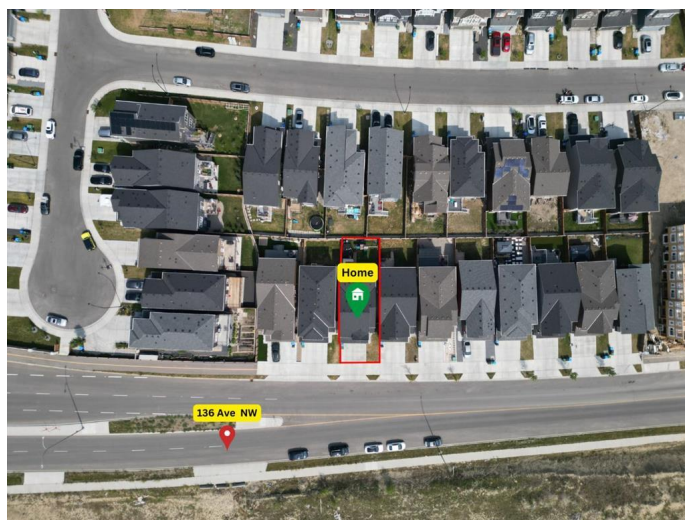
Upstairs features 3 generously sized bedrooms and 2.5 bathrooms. The basement offers a legal 2-bedroom suite with a private side entrance, currently rented for \$1500/month â€” perfect as a mortgage helper! Enjoy peace of mind with a new roof and siding (Sept 2024).

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 | 55             |
| Zoning         | R-G            |
| HOA Fees       | 91             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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