

# \$579,000 - 2911 136 Avenue Nw, Calgary

MLS® #A2220227

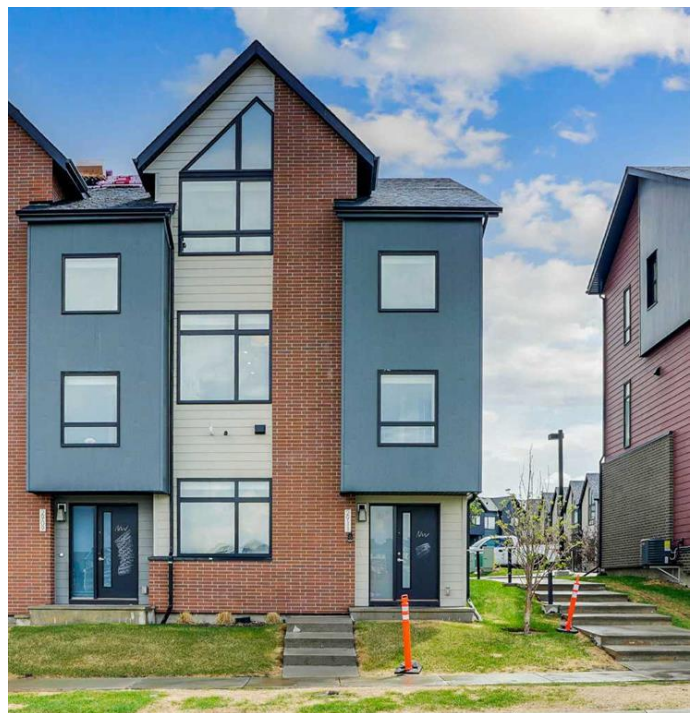
**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,786 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to your dream home in beautiful Sage Hill Park! This stunning 3-storey townhome offers a modern and spacious living space, perfect for you and your family. With 3 bedrooms, 2 1/2 bathrooms, and over 1700 square feet of living space, this home provides ample room for comfortable living. The open-concept design seamlessly connects the living room, kitchen, and dining area, creating a perfect atmosphere for entertaining family & friends. The kitchen is a chef's delight, featuring stainless steel appliances, gas stove, plenty of cabinets for storage and ample counter space for all your culinary adventures. Step out onto your spacious corner balcony with a built-in gas line, perfect for grilling or soaking up the fresh air. High ceilings and oversized windows flood the space with natural light. Upstairs, the primary bedroom is a true retreat, boasting a vaulted ceiling & large custom windows, a walk-in closet and a full ensuite bathroom with double vanity. Two more bedrooms offer plenty of room for family or guests, and same-floor laundry keeps life simple. Additionally, there's a main floor flex room with heated floors that can be customized to fit your needs, whether it's a fitness room, home office or spare bedroom. This amazing corner unit is upgraded in all the right ways with tile & luxury vinyl plank flooring throughout, soft-close cabinets & drawers with granite counters, oversized heated double garage, tons of street parking and a front view of open green space, so no front yard



neighbours. Located in a well-maintained complex with low condo fees, this property offers peace of mind and easy maintenance condo living. Conveniently located close to shopping, restaurants, schools, and public transit, everyday life will be a breeze. Plus, nearby parks and fantastic pathways are perfect for your enjoyment. This one is a must see! Schedule a showing with your favourite realtor today.

Built in 2018

**Essential Information**

MLS® #	A2220227
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,786
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2911 136 Avenue Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

**Amenities**

Amenities	Playground
Parking Spaces	2

Parking	Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Oversized, Garage Door Opener
---------	--

# of Garages	2
--------------	---

### Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Rough-In
---------	----------

Basement	None
----------	------

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground
-------------------	-----------------------------------

Lot Description	Front Yard, Landscaped, Street Lighting
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Brick, Vinyl Siding, Wood Frame
--------------	---------------------------------

Foundation	Poured Concrete
------------	-----------------

### Additional Information

Date Listed	May 16th, 2025
-------------	----------------

Zoning	M-1
--------	-----

### Listing Details

Listing Office	eXp 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.