

# \$569,000 - 2941 136 Avenue Nw, Calgary

MLS® #A2231715

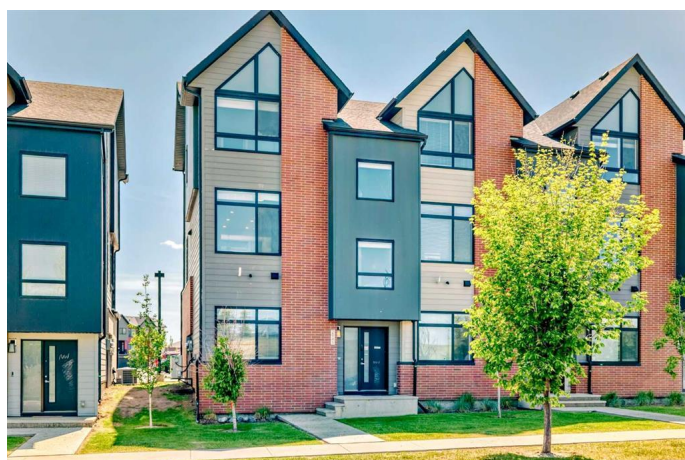
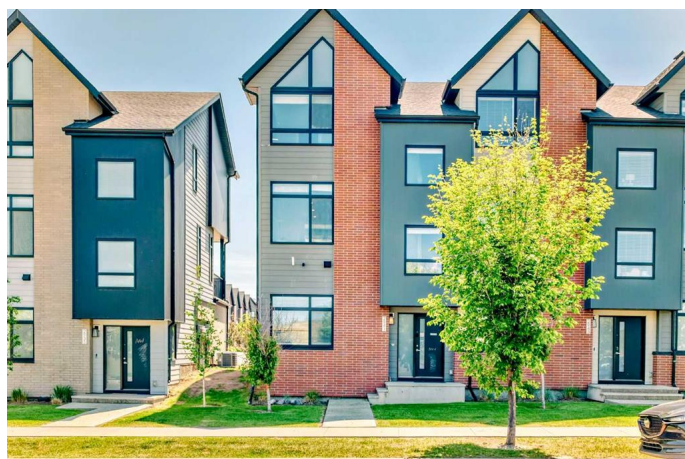
**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this most beautifully upgraded former SHOWHOME in Sage Hill Park – a rare opportunity to own an end-unit townhome loaded with high-end features and thoughtful design. This 3-bedroom, 2.5-bathroom home offers 1,782 sq ft of refined living space across three levels, and is nestled on a premium corner unit with no attached neighbor to the east, ensuring added privacy and natural light due to no common walls shared on that side. From the moment you step in, you’ll notice the superior quality and care that went into this property. The bright and airy open-concept main floor is perfect for modern living, with oversized windows, high ceilings, and upgraded engineered hardwood flooring. The gourmet kitchen is a true showstopper, featuring quartz countertops, stainless steel appliances, full-height cabinets, a stylish backsplash, and a large island with eating bar – ideal for both casual meals and entertaining guests. The upper level offers a relaxing retreat, with a vaulted-ceiling primary bedroom that includes custom windows, a walk-through closet, and a spa-inspired ensuite with a double vanity and luxurious quartz finishes. Two additional spacious bedrooms, a second full bathroom, and convenient upper-floor laundry make this a perfect layout for families or professionals working from home. On the lower level, a fully finished flex room – use it as a home office, gym, media room, or guest space. Additional highlights include CENTRAL AIR



CONDITIONING, an oversized HEATED double garage, and a built-in EV CHARGING STATION, making this home both comfortable and future-ready. A back balcony with south exposure offers the perfect outdoor space for BBQs, and morning coffee. The roof of the entire complex was recently replaced in 2025, offering peace of mind for years to come. This home is part of a well-maintained and professionally managed complex with low condo fees. Located in the heart of sought-after Sage Hill, youâ€™re just minutes from shopping, restaurants, parks, pathways, schools, and transit â€“ everything you need for a convenient and connected lifestyle. Whether you're a young family, like to seek a modern lifestyle, or an investor looking for an upgraded turnkey property in a vibrant NW community, this one checks all the boxes. Donâ€™t miss your chance to call this former SHOWHOME your next home â€“ book your private showing today!

Built in 2018

**Essential Information**

MLS® #	A2231715
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2941 136 Avenue Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	42
Zoning	M-1 d60

### Listing Details

Listing Office	Everest Realty and Property Management Corp.
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