

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

MLS® #A2228473

**\$849,999**

5 Bedroom, 4.00 Bathroom, 2,265 sqft

Single Family on 0.04 Acres

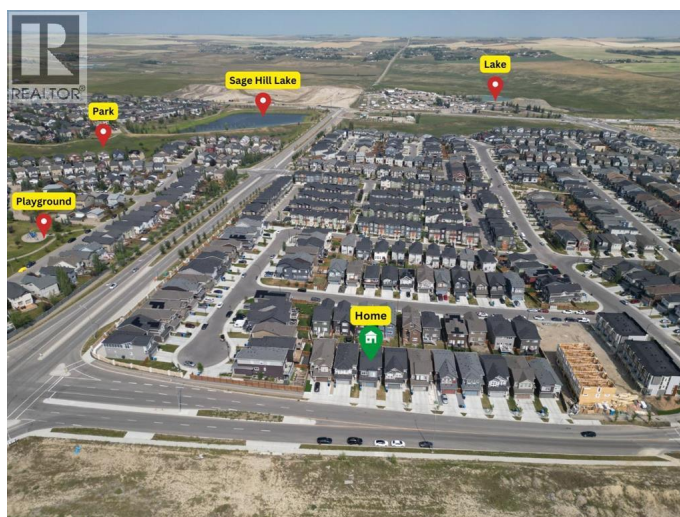
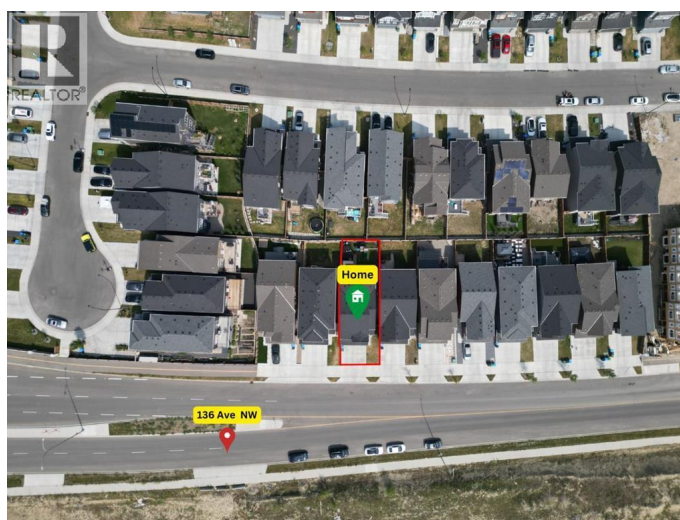
Sage Hill, Calgary, Alberta

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! (id:36535)

Built in 2020

## Essential Information

Listings #	A2228473
Price	\$849,999
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,265
Acres	0.04



Year Built	2020
Type	Single Family
Sub-Type	Freehold

### Community Information

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

### Amenities

Amenities	Playground, Other
Features	See remarks, Other, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Oven - gas, Water softener, Cooktop - Gas, Range - Gas, Dishwasher, Dryer, Microwave, Microwave Range Hood Combo, Oven - Built-In, Humidifier, Window Coverings, Garage door opener
Heating	Forced air, Hot Water, Other
Cooling	None
# of Stories	2
Has Basement	Yes
Basement Features	Separate entrance, Suite
Basement Type	Full (Finished)
Basement Development	Finished

### Exterior

Exterior	Asphalt, Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office	Courtesy Of Shahid Khan Of CIR Realty
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