# \$394,900 - 1105, 250 Sage Valley Road Nw, Calgary

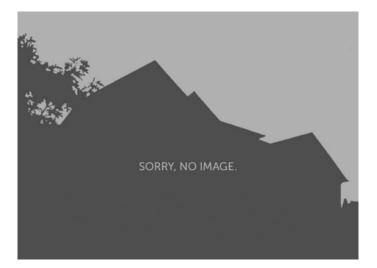
MLS® #A2231336

#### \$394,900

2 Bedroom, 2.00 Bathroom, 1,128 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\* LOVE YOUR LIFESTYLE! \* RARE air conditioned 2 bedroom + 2 bathroom + 2-car parking with an attached garage and concrete pad \*\* This classic 2-story 1128+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities -Transit, parks, shopping, pathways, dog parks, community center, Beacon Hill, and FUN! The spacious main living area includes a large living area + dining room with bright west-facing windows. Plus, an open "Chef's" kitchen has lots of counter space, wood shaker style cabinet doors, white quartz counters, and stainless steel appliances. BONUS: smooth top electric stove with OTR microwave, and water line service to the fridge with ice/water door dispensing. A sizeable west-facing outdoor 14' x 6' upper deck is quickly accessed through the french door and offers a nice place to enjoy the BBQ on your summer evenings. The upper floor features two good-sized bedrooms and a full bathroom. The primary bedroom layout features a private ensuite door through the walk-in closet. BONUS: Water softener, AC, Hunter Douglas window coverings, Nest thermostat, and upgraded comfort tech equalizer furnace. The home has everything you need with a functional yet stylish layout. A quick July possession date is available! Call your friendly REALTOR(R) to book a viewing!



### **Essential Information**

MLS® #	A2231336
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,128
Acres	0.00
Year Built	2014
Туре	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## **Community Information**

Address	1105, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

#### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Faces Front, Secured, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)	
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings	
Heating	Forced Air, Natural Gas	
Cooling	Central Air	
# of Stories	3	
Basement	None	

#### Exterior

Exterior Features	Lighting
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	1
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

#### **Listing Details**

Listing Office Jayman Realty Inc.

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