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

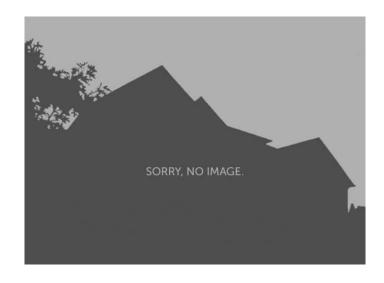
MLS® #A2231336

## \$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

Type 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 2

Zoning M-1 d75

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jayman Realty Inc.

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