$375,000 - 109, 250 Sage Valley Road Nw, Calgary
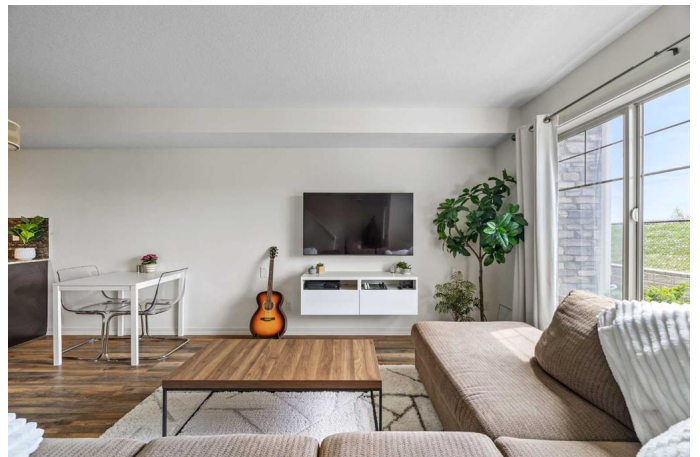
MLS® #A2229407

$375,000

3 Bedroom, 3.00 Bathroom, 878 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Exceptional value in this fully developed, 3 Bedroom, 2.5 Bath townhome in beautiful Northwest Calgary. There is over 1300 sqft of living space spread over three floors with condo fees under $225 per month. This property is in a quiet and peaceful location and is south facing, looking directly at a large field. With a large open floor plan, the kitchen is complete with full stainless steel appliances, a new fridge, and granite countertops. The upper level offers two well-sized bedrooms, including a primary suite with a walk-in closet and direct access to a full bathroom. The laundry room has been updated with a brand new washer/dryer tower located on the upper floor for easy access. The lower level has been fully developed with high-end finishings, a spacious third bedroom, modern bathroom, closet, and includes a large separated storage room. Notable features and improvements include the gorgeous new basement bathroom with a stand up glass shower, new carpet and paint throughout the entire house, new washer and dryer and the bonus of energy efficient construction with a tankless water heater and a high-efficiency furnace. The location can't be beat with the privacy and tranquility of the park outside your front door - no traffic or neighbours directly infront of your home. This complex is professionally managed and wonderfully maintained, making it ideal for homeowners seeking low-maintenance living. The unit includes one assigned parking stall, with guest parking stalls and additional street

parking only a few steps away. Only a short walk or a few minute drive away this property is home to the amazing amenities of Sage Hill Quarter and Beacon Hill. These areas offer everything you need including Costco, others grocery stores, pharmacies, childcare centres, gyms, and more. Public transit is located nearby, as well as quick driving access to Stoney Trail and Shaganappi connectors for your daily commute. This property offers incredible value and the opportunity to enjoy the perks of lock and leave townhome living, all while being in a great location. Book your showing today!

Built in 2013

Essential Information

MLS® #	A2229407
Price	$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	878
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Electric Oven, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	27
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker