

# \$388,000 - 808, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2241990

**\$388,000**

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Unit 808 - 881 Sage Valley Blvd NW – A Beautifully Maintained Morrison-Built Townhome in the Heart of Sage Hill!

This stunning 2-bedroom, 1.5-bathroom townhome offers just over 1,200 sq.ft. of stylish and functional living space in one of NW Calgary’s most sought-after communities. Thoughtfully designed and move-in ready, this home features a single attached garage plus a personal driveway, providing convenient parking for two vehicles.

Step inside to discover a bright, open-concept main floor with vinyl plank flooring, oversized windows, and a spacious layout perfect for both entertaining and everyday living. The modern kitchen is complete with quartz countertops, stainless steel appliances, a center island with seating, and ample cabinet space. Adjacent to the kitchen is an open dining area with access to your private front balcony—ideal for morning coffee or evening relaxation. A 2-piece powder room and convenient in-unit stacked laundry complete the main level.

Upstairs, you'll find two generously sized bedrooms, including the primary suite with a walk-through closet and direct access to a stylish 4-piece Jack & Jill bathroom. The second bedroom is perfect for a home office, guest room, or growing family.



Located in a quiet, well-managed complex with low condo fees, this home is just minutes from Stoney Trail, major shopping centres (including Sage Hill Crossing, Beacon Hill & Costco), schools, transit, walking paths, and neighbourhood playgrounds.

Whether you're a first-time buyer, downsizer, or investor, this property is the perfect blend of comfort, convenience, and value.

Don't miss out – call today to book your private showing!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241990      |
| Price          | \$388,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,215         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 808, 881 Sage Valley Boulevard Nw |
| Subdivision | Sage Hill                         |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3R 0R4                           |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Other, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                           |
| Parking        | Single Garage Attached                      |
| # of Garages   | 1                                           |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 11              |
| Zoning         | M-1 d75         |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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