

# \$399,900 - 1105, 250 Sage Valley Road Nw, Calgary

MLS® #A2217151

**\$399,900**

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

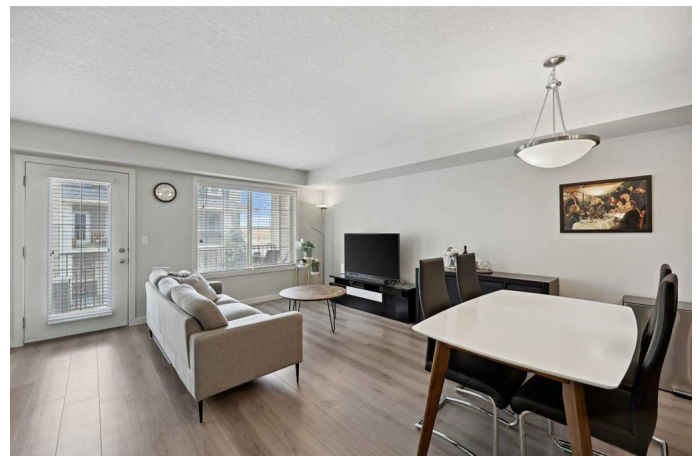
Sage Hill, Calgary, Alberta

**\*\* 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!



## 1105, 250 SAGE VALLEY ROAD NW

RECA MEASUREMENT STANDARD - CALGARY AB  
ENTRY LEVEL (AG) - 130.05 Sq Ft / 12.54 m<sup>2</sup>  
ENTRY LEVEL UNDEVELOPED LOW CEILING (AG) - 59.40 Sq Ft / 5.52 m<sup>2</sup>  
MAIN LEVEL (AG) - 455.56 Sq Ft / 42.32 m<sup>2</sup>  
UPPER LEVEL (AG) - 478.24 Sq Ft / 44.43 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1128.25 Sq Ft / 104.81 m<sup>2</sup>



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217151      |
| Price          | \$399,900     |
| 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          | 2 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    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | M-1           |
| HOA Fees       | 79            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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