

# **\$479,900 - 1804, 881 Sage Valley Boulevard Nw, Calgary**

MLS® #A2222978

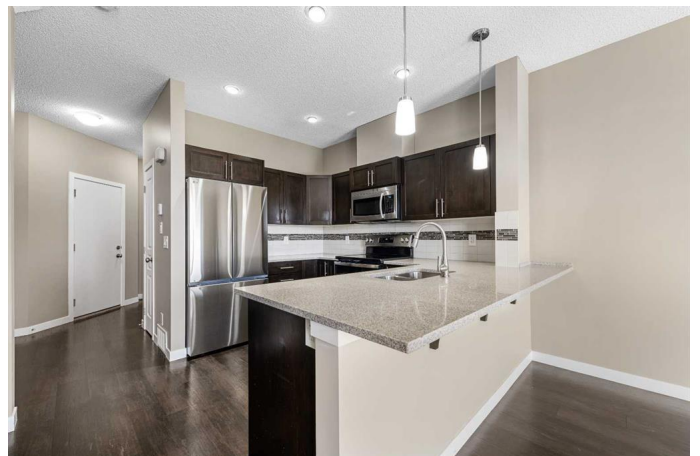
**\$479,900**

2 Bedroom, 4.00 Bathroom, 1,340 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to beautiful Sonoma at Sage Hill. This Move-in Ready townhome has 1913 sq ft of living space, 2 Primary Beds with 4pc Ensuites and walk-in closets, New Appliance package, Walk out Basement that backs onto green space and an Attached Garage!! Start each day in this super bright kitchen with an unobstructed view of the pathways and natural ravine from your private upper balcony. With Quartz counter tops, undermount sink, tons of cabinet space for extra storage including a closet/pantry to keep yourself clean and organized plus a BRAND NEW FRIDGE, STOVE and DISHWASHER package! The patio door and large living room window floods the Dining and Family room with natural light, connecting the living space with the upper balcony for BBQ's or unwinding with a spectacular view. Just off the kitchen is the Den/office space, main floor powder room and the spacious foyer with the attached garage entry. The upper level is where you'll find 2 bright and large primary bedrooms with 4pc ensuites (Quartz counters), walk in closets and upper level Laundry!! The lower level has a large sunny rec room with a WALK OUT BASEMENT, a full 4pc bathroom (Quartz Counters) and an extra storage room. The lower patio connects you to the green space with a separate entrance and another quiet area to sit and relax and be outside. BRAND NEW carpets have been installed throughout (Spring 2025) and everything has been freshly painted so all you need to do is move in and



enjoy. With an attached garage, manicured curb appeal and tons of room for everyone, you can start fresh and clean in this Sage Hill gem. Just minutes from shopping and more adjacent green space with pathways for biking and walking this family friendly and Move in Ready home won't last long. Contact your favourite realtor now and come see your new home.

Built in 2013

### **Essential Information**

MLS® #	A2222978
Price	\$479,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1804, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

# of Garages 1

### Interior

Interior Features No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 22nd, 2025

Days on Market 76

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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