

# \$329,900 - 1508, 250 Sage Valley Road Nw, Calgary

MLS® #A2226076

**\$329,900**

2 Bedroom, 1.00 Bathroom, 806 sqft

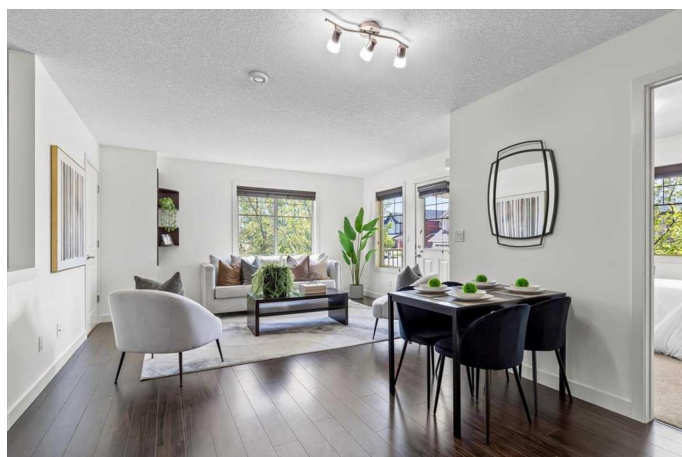
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This meticulously maintained, exceptionally upgraded townhouse has been freshly painted throughout with high-end Benjamin Moore paint. The bright and inviting residence features numerous upgrades, including hardwood flooring, stainless steel appliances, quartz countertops with a granite undermount sink, tile flooring at the entrance, custom wood slat blinds, built-in closet organizers, and in-floor heating for year-round comfort. Every detail has been thoughtfully designed to add a sense of luxury and sophistication to your living space. A large storage room provides ample space to keep your home organized and clutter-free.

Located in the vibrant community of Sage Hill, this home offers exceptional convenience and access. Just steps from the unit is Liam Field Park, a sprawling green space with sports fields. You are also less than a seven-minute walk to Sage Hill Quarter, which offers groceries, restaurants, shops, a fitness centre, a pharmacy, and more. Transit is easily accessible with a nearby bus stop, and the area features scenic walking trails, parks, and schools, along with quick connections to Stoney Trail and Shaganappi Trail. Sage Hill is the perfect blend of suburban comfort and urban access, making it an ideal location for families, professionals, or anyone seeking modern living in a peaceful setting.

Don't miss your chance to make this stunning home your own.



Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226076      |
| Price          | \$329,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 806           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1508, 250 Sage Valley Road Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 0R6                       |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Visitor Parking          |
| Parking Spaces | 1                        |
| Parking        | Stall, Assigned, Plug-In |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings         |
| Heating           | In Floor, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
|-------------------|---------------------------|

|                 |  |
|-----------------|--|
| Lot Description | Landscaped, Level, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                              |
| Construction    | Vinyl Siding, Wood Frame                     |
| Foundation      | Poured Concrete                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 11             |
| Zoning         | M-1 d75        |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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