

# \$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

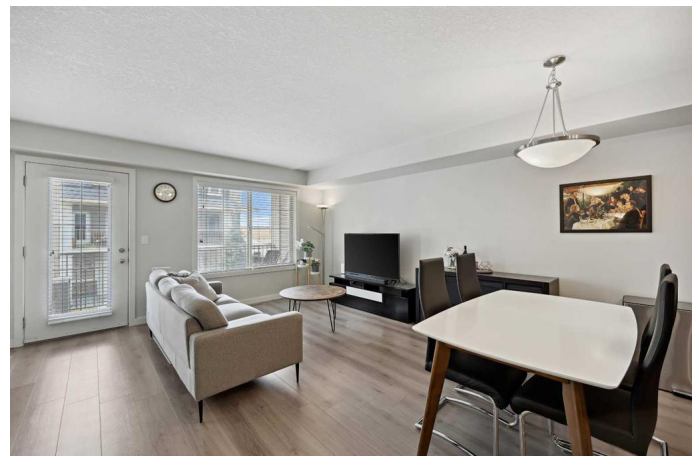
**\*\* LOVE YOUR LIFESTYLE! \* RARE** air conditioned 2 bedroom + 2 bathroom + 2-car parking with an attached garage and concrete pad **\*\*** This classic 2-story 1128+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, parks, shopping, pathways, 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!

Built in 2014



## 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>



## 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, Single Garage Attached, Secured
# of Garages	1

## Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Track Lighting
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	16
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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