

# \$324,900 - 1508, 250 Sage Valley Road Nw, Calgary

MLS® #A2226076

**\$324,900**

2 Bedroom, 1.00 Bathroom, 806 sqft

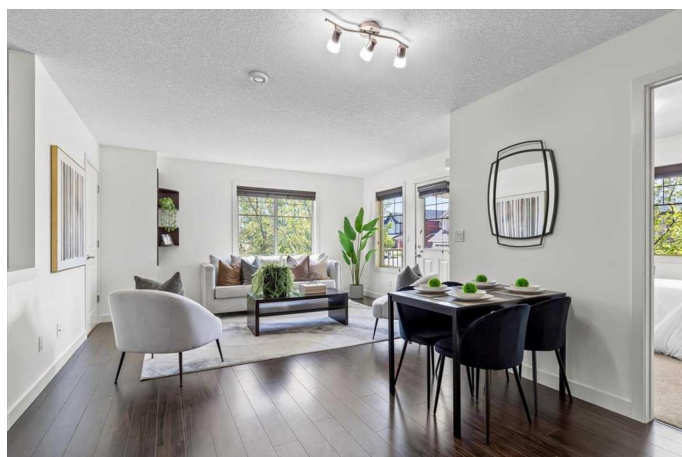
Residential on 0.00 Acres

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	\$324,900
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
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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	15
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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