

# \$395,000 - 805, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2229673

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this Sage Hill townhouse—a bright, beautifully maintained, move-in ready home that offers the perfect blend of comfort and convenience. The thoughtfully designed open-concept layout features a modern kitchen equipped with stainless steel appliances and upgraded quartz countertops, flowing seamlessly into the dining and living areas—ideal for both daily living and entertaining. Enjoy a huge, maintenance-free balcony that’s perfect for relaxing or hosting summer BBQs. There are two spacious bedrooms, each with its own walk-in closet. The primary bedroom includes access to a petite standing balcony—ideal for fresh air and morning sunlight. Additional highlights include a single attached garage with extra parking on the driveway, offering space for two vehicles. Situated just minutes from Costco, Walmart, T&T Supermarket, and all the amenities at Sage Hill Plaza, this home puts everything you need right at your doorstep. Please schedule a private showing before it's gone, or stop by the Open House on Saturday, July 5 from 2 to 4 PM.

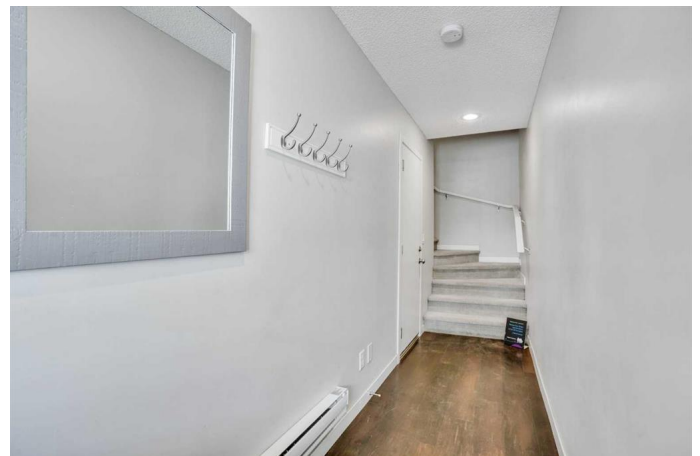
Built in 2015

## Essential Information

MLS® # A2229673

Price \$395,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 805, 881 Sage Valley Boulevard Nw |
| Subdivision | Sage Hill                         |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3R 0R4                           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Storage                                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Central                                                                                                           |
| Cooling           | None                                                                                                              |
| Basement          | None                                                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Lawn            |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 6              |
| Zoning         | M-1 d75        |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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