

805, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2229673



\$395,000

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|-----------|------------------------|--------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,213 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Lawn | | |

| | | | |
|-------------|--|------------|---------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 296 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Storage | | |

Inclusions: N/A

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.