

# \$308,000 - 906, 250 Sage Valley Road Nw, Calgary

MLS® #A2185901

**\$308,000**

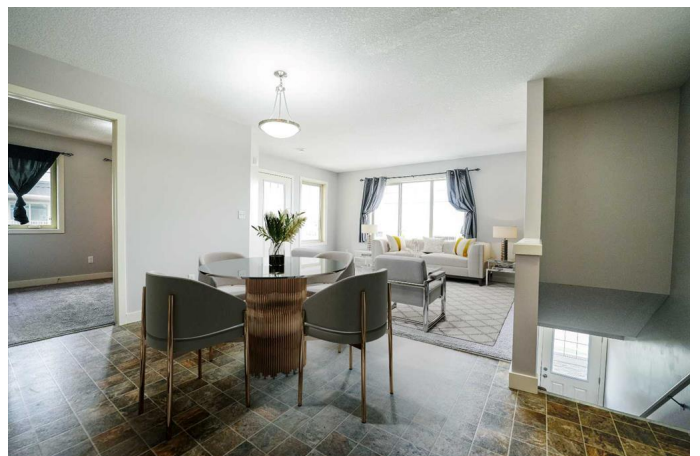
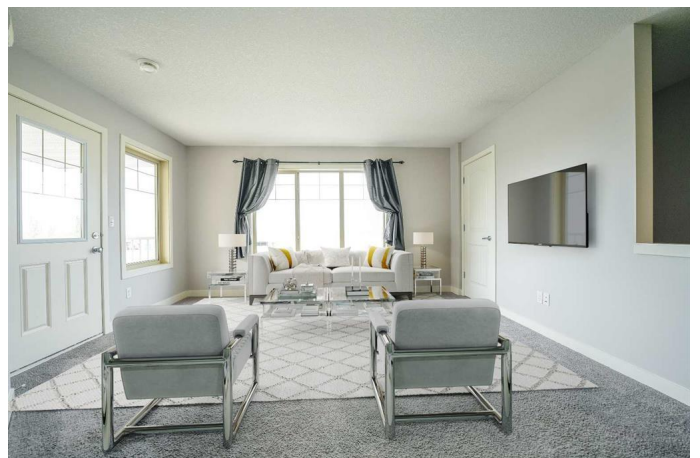
2 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**PRICE IMPROVED!** Perfect for Investors!

Welcome to the family friendly community of Sage Hill. Top floor townhome with 2 bedrooms, full bath, open floor plan, with large windows that create a bright and airy main floor. The kitchen has plenty of cabinet space and the L-shape design gives you plenty of space for entertaining. The 2 bedrooms are spacious with large closets and south facing windows. The 4-piece bathroom with tub leads you into the separate laundry area with a stackable washer/dryer, instant hot water tank and more storage space. For the early mornings or late evenings the private balcony offers views of green space and room for a BBQ and extra seating. This unit has been well taken care of and looking for new owners that enjoy low maintenance living, affordable condo fees, and many close by amenities (Parks, Restaurants, Schools, Pathways, Shopping Centers). Once of the few units in the complex with 2 parking stalls, which one is assigned parking and the other is a titled parking spot. Great quiet location. Book your appointment to view this unit today!



Built in 2015

## Essential Information

MLS® #                    A2185901

Price                      \$308,000

Bedrooms                2

Bathrooms	1.00
Full Baths	1
Square Footage	787
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	906, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Titled

### **Interior**

Interior Features	Granite Counters, Open Floorplan, Storage, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	87
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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