$384,900 - 1211, 250 Sage Valley Road Nw, Calgary

MLS® #A2200671

$384,900

2 Bedroom, 2.00 Bathroom, 1,017 sqft
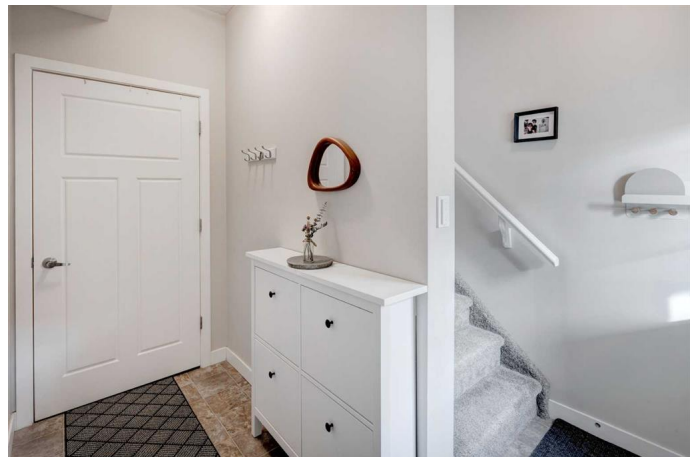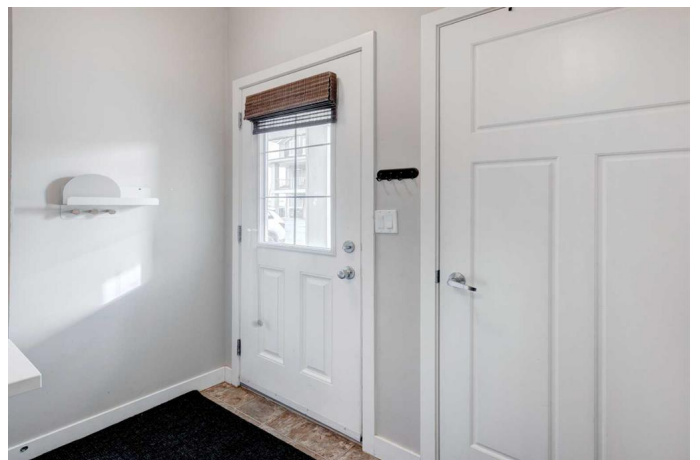Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained 3-story townhome in the desirable Sage Hill community, an ideal location for young families. With its spacious layout and high-end finishes, this home offers the perfect blend of modern luxury and comfort.

As you enter the home, you'll be greeted by a spacious foyer, closet and a convenient mechanical room with extra storage. The oversized single garage provides plenty of room for both your vehicle and additional belongings.

The second floor features a bright, open-concept main living area, perfect for entertaining friends and family. With 9-foot ceilings and large windows, natural light floods the space throughout the day. Step out onto the large balcony off the living/dining roomâ€"ideal for outdoor entertaining or enjoying a quiet morning coffee. The gourmet kitchen includes modern laminate wood flooring, sleek quartz countertops, and stainless-steel appliances, making it a dream for home chefs.

The third floor hosts a spacious primary suite complete with a walk-in closet. A second bedroom offers flexibility as a guest room, home office, or nursery. Conveniently located on this level, the laundry area adds ease and functionality to your daily routine.

Sage Hill is a growing and vibrant community, with parks, playgrounds, and new shopping

developments just minutes away. The home's proximity to major roads like Stoney Trail provides quick access to the rest of the city, making commuting and daily errands a breeze.

Don't miss your chance to view this stunning property—schedule a showing today!

Built in 2014

Essential Information

MLS® #	A2200671
Price	$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1211, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Attached, Guest

# of Garages	1

Interior

Interior Features	Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

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

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-1 d75

Listing Details

Listing Office	RE/MAX Realty Professionals