



**GRASSROOTS**  
REALTY GROUP

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805, 881 Sage Valley Boulevard NW  
Calgary, Alberta

MLS # A2229673



**\$395,000**

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 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.