

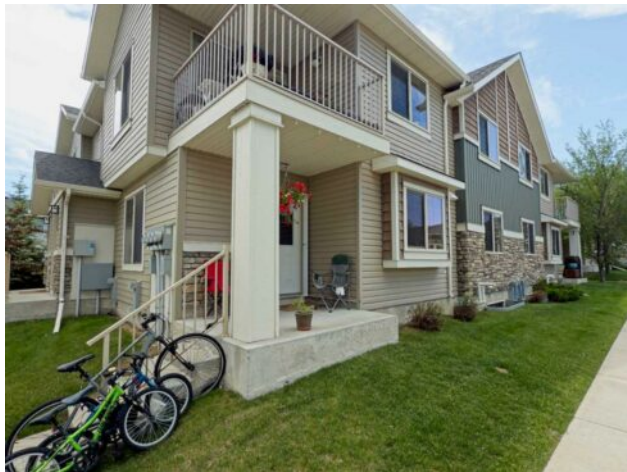


**GRASSROOTS**  
REALTY GROUP

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**602, 250 Sage Valley Road NW  
Calgary, Alberta**

**MLS # A2235996**



**\$349,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Standard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Extra finishing materials in basement at bottom of stairs		

Welcome to your meticulously maintained sanctuary in Sage Hill! This delightful NW exposed CORNER-UNIT condo offers an inviting OPEN-CONCEPT design, highlighted by durable LAMINATE and LINOLEUM FLOORING throughout the main living areas. The MODERN KITCHEN, complete with sleek GRANITE COUNTERTOPS and a STAINLESS STEEL WHIRLPOOL APPLIANCE PACKAGE, NEW BOSCH DISHWASHER, and NEW GARBAGE DISPOSAL, features extra cabinetry and space for a table, adding functionality and convenience to your daily routine. The thoughtfully designed 789 SQ.FT. main floor features TWO BEDROOMS and a 4-PIECE BATHROOM, with smart built-in storage options—especially in the bathroom, where added shelving provides extra convenience. The PRIMARY BEDROOM includes a spacious WALK-IN CLOSET and a cozy BOOKSHELF NOOK. What truly sets this home apart is the MASSIVE 796 SQ.FT. UNFINISHED BASEMENT, loaded with potential. It includes ROUGH-INS FOR A FULL BATHROOM AND A BEDROOM, with portions already DRYWALLED and the entire space PROFESSIONALLY INSULATED. Whether you envision custom lower-level living quarters, gym, office, or media room, the groundwork has already been laid—giving you a head start on creating your ideal space. The IN-UNIT LAUNDRY is conveniently located in the basement, keeping the main level clean and clutter-free. Enjoy the ease of MAIN FLOOR ENTRY and step out onto your PRIVATE PATIO—perfect for your morning coffee or winding down in the evening. Situated in a walkable and amenity-rich neighborhood, you're just steps from the Calgary Co-op Sage Hill Food Centre, scenic green spaces like Liam Field Park, and a seasonal outdoor rink. For parking, enjoy ONE ASSIGNED STALL right outside your

door, along with PLENTY OF VISITOR PARKING for guests. Whether you're a first-time buyer, downsizing, or investing in a property with room to grow, this home blends comfort, potential, and long-term value. Schedule your showing today and experience the opportunity this rare Sage Hill gem has to offer.