



GRASSROOTS
REALTY GROUP

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410, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2238376



\$274,900

| | | | |
|-----------|-----------------------|--------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 778 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Lawn | | |

| | | | |
|-------------|--|------------|---------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 263 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, See Remarks | | |

| | |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

You need to check out this lowest priced 2-bedroom, townhouse in Sage Hill, NW Calgary. Enjoy the convenience of a ground-level entrance leading to a spacious foyer with a coat closet and stairs up to the bright, open-concept main level. The living room flows seamlessly into the kitchen and dining area, where you'll find access to a northwest-facing balcony—perfect for your morning coffee or relaxing in the evening sun. The kitchen features sleek black appliances, plenty of counter space, and ample cabinetry for all your storage needs. Down the hall, you'll find a spacious primary bedroom, a second bedroom, a 4-piece bathroom, and a laundry/utility room. A hallway linen closet adds extra storage convenience. This unit comes with an assigned parking stall, and the well-managed complex offers plenty of visitor parking and green space. Ideally located near parks, playgrounds, shopping, dining, banks, medical clinics, and public transit—everything you need is just minutes away.