



GRASSROOTS
REALTY GROUP

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**808, 881 Sage Valley Boulevard NW
Calgary, Alberta**

MLS # A2241990



\$388,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,215 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 296 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows | | |

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|--------------------|-----|
| Inclusions: | N/A |
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Welcome to Unit 808 - 881 Sage Valley Blvd NW – A Beautifully Maintained Morrison-Built Townhome in the Heart of Sage Hill! This stunning 2-bedroom, 1.5-bathroom townhome offers just over 1,200 sq.ft. of stylish and functional living space in one of NW Calgary's most sought-after communities. Thoughtfully designed and move-in ready, this home features a single attached garage plus a personal driveway, providing convenient parking for two vehicles. Step inside to discover a bright, open-concept main floor with vinyl plank flooring, oversized windows, and a spacious layout perfect for both entertaining and everyday living. The modern kitchen is complete with quartz countertops, stainless steel appliances, a center island with seating, and ample cabinet space. Adjacent to the kitchen is an open dining area with access to your private front balcony—ideal for morning coffee or evening relaxation. A 2-piece powder room and convenient in-unit stacked laundry complete the main level. Upstairs, you'll find two generously sized bedrooms, including the primary suite with a walk-through closet and direct access to a stylish 4-piece Jack & Jill bathroom. The second bedroom is perfect for a home office, guest room, or growing family. Located in a quiet, well-managed complex with low condo fees, this home is just minutes from Stoney Trail, major shopping centres (including Sage Hill Crossing, Beacon Hill & Costco), schools, transit, walking paths, and neighbourhood playgrounds. Whether you're a first-time buyer, downsizer, or investor, this property is the perfect blend of comfort, convenience, and value. Don't miss out – call today to book your private showing!