



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2241990**



**\$379,000**

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

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

<b>Inclusions:</b>	N/A
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Welcome to Unit 808 - 881 Sage Valley Blvd NW &ndash; 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&mdash;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 &ndash; call today to book your private showing!