



GRASSROOTS
REALTY GROUP

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103, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2253190



\$349,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	938 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Move-in ready, this 3-bedroom, 2.5-bath townhouse in Sage Hill delivers exceptional value with condo fees under \$225/month and low property taxes. Rarely do you find this much space—over 1,300 sq. ft. of total development—in NW Calgary at this price point. This home offers modern construction, a high-efficiency furnace, tankless water heater, and an upgraded dishwasher. The professionally managed complex features beautifully maintained grounds, perfect for homeowners who want low-maintenance living. Location is everything—and here, you're just steps from Liam Park Field, a huge green space with sports fields, and less than a 7-minute walk to Sage Hill Quarter for groceries, dining, coffee, fitness, and pharmacy needs. Transit is a block away, and Stoney Trail or Shaganappi Trail are only minutes from your door. Inside, the main floor greets you with a bright, open layout. The living room flows into a spacious kitchen with plenty of counter space and room for a full-size dining table. A convenient half bath is tucked just off the main level. Upstairs, two generous bedrooms include a primary suite with walk-in closet and direct access to a full bathroom. Laundry is on the upper level for everyday ease. The fully finished basement adds valuable flexibility—currently used as a large third bedroom with its own full bathroom, closet, and storage. This property also comes with one assigned surface parking stall, guest parking within the complex, and extra street parking nearby. Flexible possession means you can move in immediately or choose a timeline that works for you.