903, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2281023
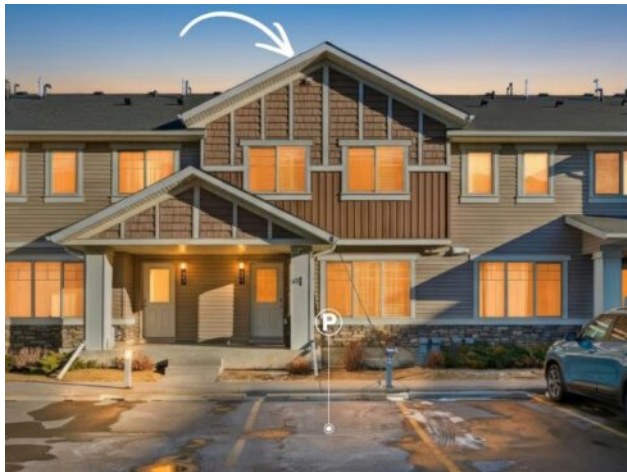
$379,000

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	2 Storey

Size:	861 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 240
Basement:	Full		**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame		**Zoning:**	M-1 d75
Foundation:	Poured Concrete		**Utilities:**	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)			

Inclusions: N/A

OPEN HOUSE: Saturday & Sunday | 11:00 AM – 3:00 PM Welcome to this beautifully maintained 2-storey townhome with a fully finished basement in the highly desirable community of Sage Hill. This move-in-ready home offers a functional layout ideal for first-time buyers, families, or investors. The main floor features a bright open-concept living space, a modern kitchen with stainless steel appliances, ample cabinetry, a dedicated dining area, and a convenient 2-piece powder room. Upstairs, you’ll find two spacious bedrooms, a full bathroom, and a laundry room for everyday convenience. The finished basement adds exceptional value with a large bedroom, a full bathroom, and flexible space perfect for guests, a home office, or multi-generational living. Enjoy being steps from walking trails, parks, green space, and just minutes from shopping plazas, restaurants, transit, and major routes. Located in a well-managed complex with low-maintenance living, this is a fantastic opportunity in one of Calgary’s most sought-after NW communities. Book your private showing today.