



**903, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2302764



\$359,000

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 Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

This 2-storey townhome delivers 1,248 sq ft of thoughtfully designed living space, and the layout punches well above its price point. The main floor flows naturally from a bright open-concept living area into a modern kitchen with stainless steel appliances and generous cabinetry — with a dedicated dining space and a 2-piece powder room rounding out everyday function. Upstairs, two spacious bedrooms share a full bath, with in-unit laundry on the same level — no hauling clothes up and down stairs. The finished basement is where this home separates itself. A private bedroom, full bathroom, and flexible living area make it ideal for a guest suite, home office, or multi-generational setup — adding real square footage that most comparably priced townhomes simply don't offer. Outside your door: walking trails, parks, and green space steps away. Minutes from Beacon Hill Shopping Centre, restaurants, transit, and Stoney Trail access. Well-managed complex. Low condo fees. Move-in ready. Whether you're a first-time buyer, a growing family, or an investor building a portfolio — this one checks the boxes that actually matter. Private showings are available now. Don't wait on this one.