



907, 881 Sage Valley Boulevard NW
Calgary, Alberta

MLS # A2304219



\$369,800

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,238 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

HOME SWEET HOME! Welcome to this exceptionally well maintained three storey townhouse located in a well managed complex in the highly sought after community of Sage Hill. This is a fantastic opportunity for investors and first time home buyers alike. Step inside and you'll immediately appreciate the bright, open concept layout featuring 9 foot ceilings, gleaming laminate flooring, 2 bedrooms, 1.5 bathrooms, and over 1,237 sq. ft. of stylish living space. The main floor welcomes you with a spacious foyer and convenient access to the attached garage with additional storage. The second level is perfect for entertaining, offering a large formal dining area with access to a spacious balcony, along with a gourmet kitchen complete with a central island and stainless steel appliances. The sun filled, west facing living room, 2 piece bath and a convenient laundry area complete this level. Upstairs, you'll find two generously sized bedrooms, both featuring walk in closets. The primary bedroom offers direct access to a modern 4 piece bathroom for added comfort and convenience. Enjoy your west facing balcony perfect for evening relaxation or summer BBQs. This pet friendly complex (with board approval) is ideally located just steps from Sage Hill Crossing, Creekside Shopping Centre, and Beacon Hill, with major retailers such as Costco, Walmart, and T&T Supermarket nearby. With quick access to Stoney Trail and Shaganappi Trail, plus an abundance of nearby ravine pathways and playgrounds, this vibrant community truly has it all. This home is a MUST VIEW! Book your private viewing today!