

103, 250 Sage Valley Road NW
Calgary, Alberta**MLS # A2220852****\$400,000**

Division:	Sage Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	935 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV mount

\$20,000 PRICE REDUCTION It's difficult to find a 3-bedroom, 2.5-bath townhouse in NW Calgary with this much value—especially with condo fees under \$225/month and low property taxes. At just over 1300 square feet totally developed and located in the vibrant community of Sage Hill, this well-maintained home offers affordable living without compromising on comfort or convenience. Built in 2012, the property features modern construction with a high-efficiency furnace, tankless water heater, and an updated dishwasher. The complex is professionally managed with beautifully maintained grounds—ideal for homeowners seeking low-maintenance living. This unit includes one assigned surface parking stall, guest parking within the complex, and additional street parking conveniently located near the unit. Inside, the main floor welcomes you with a bright, open layout featuring a spacious living area and a kitchen large enough for a full-size dining table. Just off the main level is a convenient half bath. The upper level offers two good-sized bedrooms, including a primary suite with a walk-in closet and direct access to a full bathroom. Laundry is located on the upper floor for easy access. The fully finished basement adds extra flexibility, currently set up as a large third bedroom with a full bathroom, closet, and storage space—perfect for guests, a home office, or a teen retreat. Outdoor lovers will appreciate Liam Park Field just steps away—a massive green space with sports fields. You're also less than a 7-minute walk to Sage Hill Quarter, offering groceries, dining, coffee, a fitness centre, a pharmacy, and more. Transit is easily accessible, with a bus stop only a block away. Sage Hill blends suburban comfort with urban access. With scenic walking trails, nearby parks, schools near, and quick connections to Stoney

Trail and Shaganappi Trail, it's a fantastic place for families, professionals, or anyone looking for modern living in a peaceful setting.