# \$395,000 - 805, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2229673

# \$395,000

2 Bedroom, 2.00 Bathroom, 1,213 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this Sage Hill townhouseâ€"a bright, beautifully maintained, move-in ready home that offers the perfect blend of comfort and convenience. The thoughtfully designed open-concept layout features a modern kitchen equipped with stainless steel appliances and upgraded quartz countertops, flowing seamlessly into the dining and living areasâ€"ideal for both daily living and entertaining. Enjoy a huge, maintenance-free balcony that's perfect for relaxing or hosting summer BBQs. There are two spacious bedrooms, each with its own walk-in closet. The primary bedroom includes access to a petite standing balconyâ€"ideal for fresh air and morning sunlight. Additional highlights include a single attached garage with extra parking on the driveway, offering space for two vehicles. Situated just minutes from Costco, Walmart, T&T Supermarket, and all the amenities at Sage Hill Plaza, this home puts everything you need right at your doorstep. Please schedule a private showing before it's gone, or stop by the Open House on Saturday, July 5 from 2 to 4 PM.

Built in 2015

# **Essential Information**

MLS® # A2229673 Price \$395,000

Bedrooms 2









Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,213 Acres 0.00

Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 805, 881 Sage Valley Boulevard Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0R4

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave

Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating Central
Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony
Lot Description Lawn

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 3rd, 2025

Days on Market 4

Zoning M-1 d75

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Homecare Realty Ltd.

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