

# \$317,000 - 205, 250 Sage Valley Road Nw, Calgary

MLS® #A2211211

**\$317,000**

2 Bedroom, 1.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Very nice 2 bedroom townhome for a starter or a great investment property. This home has a preferred location inside the very well managed and maintained Sagestone community. This is a 2nd floor single level unit with 2 good sized bedrooms, with spacious and open living room/kitchen/dining areas, a covered deck, generous storage, and a 4pc bath. Super bright corner unit with many large windows. The kitchen is well laid out (+ room to add an island) and has clean and quality appliances. In-floor heat provides comfort heating. Excellent access and shopping is nearby.

Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211211      |
| Price          | \$317,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 819           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information



|             |                              |
|-------------|------------------------------|
| Address     | 205, 250 Sage Valley Road Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R0R6                       |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Stall                           |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                      |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | In Floor, Natural Gas                                                |
| Cooling           | None                                                                 |
| Basement          | None                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | M-1              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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