

# \$359,900 - 605, 250 Sage Valley Road Nw, Calgary

MLS® #A2233536

**\$359,900**

3 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

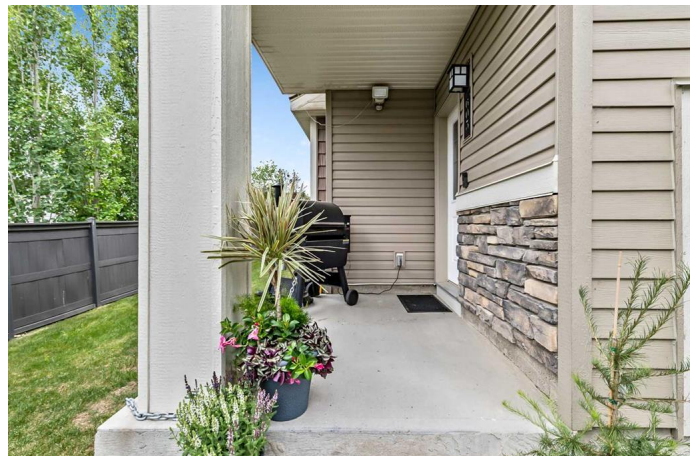
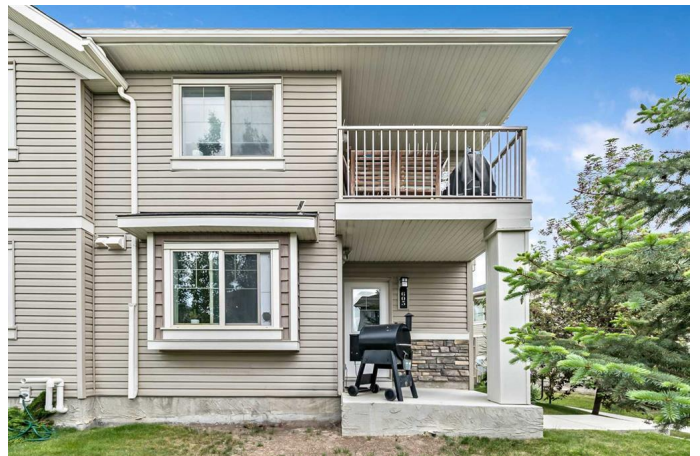
NEW PRICE and WELCOME to this beautiful unit in the desirable community of Sage Hill in the Northwest. OVER 1500 Square Ft of TOTAL LIVING SPACE! You will love the extra space in the developed basement. This well maintained property showcases true pride of ownership from the moment you walk in the front door. Bright and airy, it's ready for you to make it your own. ENJOY the open concept floor plan in this cozy corner unit. It is an EASY access in and out of the complex. Bask in the morning sun and surrounded by trees and some green space. It is quiet and yet CONVENIENTLY located and close to major amenities and shopping. Benefit from quick ACCESS to Stony Trail, 144 Avenue and Deerfoot, as well as Close PROXIMITY to walking paths and parks. The main floor features two good sized bedrooms with extra deep closets and plenty of storage throughout. The fully developed basement includes a spacious third bedroom, and a four piece bathroom. Carpets have been professionally steamed and cleaned. Take the next step and schedule your viewing and MAKE this your HOME today. Do not miss this great opportunity. See you soon.

Built in 2014

## Essential Information

MLS® # A2233536

Price \$359,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	756
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	605, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### **Amenities**

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

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Standard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 22nd, 2025  
Days on Market                70  
Zoning                            M-1 d75  
HOA Fees                        78  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Heritage Elite Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.