

# \$329,999 - 1706, 250 Sage Valley Road Nw, Calgary

MLS® #A2264640

**\$329,999**

2 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this stylish townhome located in the highly sought-after community of Sage Hill. The modern kitchen is a true highlight, featuring granite countertops, ceramic glass backsplash, custom cabinetry, upgraded appliances, LED lighting, and an undermount sink.

The spacious living room is filled with natural light from large windows and offers fantastic views, along with direct access to a private patio—perfect for summer BBQs and entertaining.

This home offers a large guest bedroom and a generous master bedroom, both conveniently situated near the kitchen. The upgraded 4-piece bathroom includes a granite countertop and undermount sink for a sleek finish.

For added convenience, a storage room is located just off the bathroom and includes a stacked washer and dryer, hot water on demand system, and controls for the in-floor radiant heating.

Don't miss this incredible opportunity—call today to book your private viewing!

Built in 2015

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2264640      |
| Price          | \$329,999     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 888           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1706, 250 Sage Valley Road Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R1E7                        |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Stall                        |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 15th, 2025  
Days on Market        8  
Zoning                    M-1 d75  
HOA Fees                79  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Prep Ultra

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