

# \$309,900 - 410, 250 Sage Valley Road Nw, Calgary

MLS® #A2218246

**\$309,900**

2 Bedroom, 1.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this modern and beautifully maintained 2-bedroom, 1-bath townhouse in the sought-after community of Sage Hill, NW Calgary. Enjoy the convenience of a ground-level entrance leading to a spacious foyer with a coat closet and stairs up to the bright, open-concept main level. The living room flows seamlessly into the kitchen and dining area, where you'll find access to a northwest-facing balcony—perfect for your morning coffee or relaxing in the evening sun. The kitchen features sleek black appliances, plenty of counter space, and ample cabinetry for all your storage needs. Down the hall, you'll find a spacious primary bedroom, a second bedroom, a 4-piece bathroom, and a laundry/utility room. A hallway linen closet adds extra storage convenience. This unit comes with an assigned parking stall, and the well-managed complex offers plenty of visitor parking and green space. Ideally located near parks, playgrounds, shopping, dining, banks, medical clinics, and public transit—everything you need is just minutes away.

Built in 2014

## Essential Information

MLS® #	A2218246
Price	\$309,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	853
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	410, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
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Days on Market	24
Zoning	M-1

**Listing Details**

Listing Office	Real Broker
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