

# \$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	7
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.