

\$325,000 - 1607, 250 Sage Valley Road Nw, Calgary

MLS® #A2189795

\$325,000

2 Bedroom, 1.00 Bathroom, 813 sqft
Residential on 0.25 Acres

Sage Hill, Calgary, Alberta

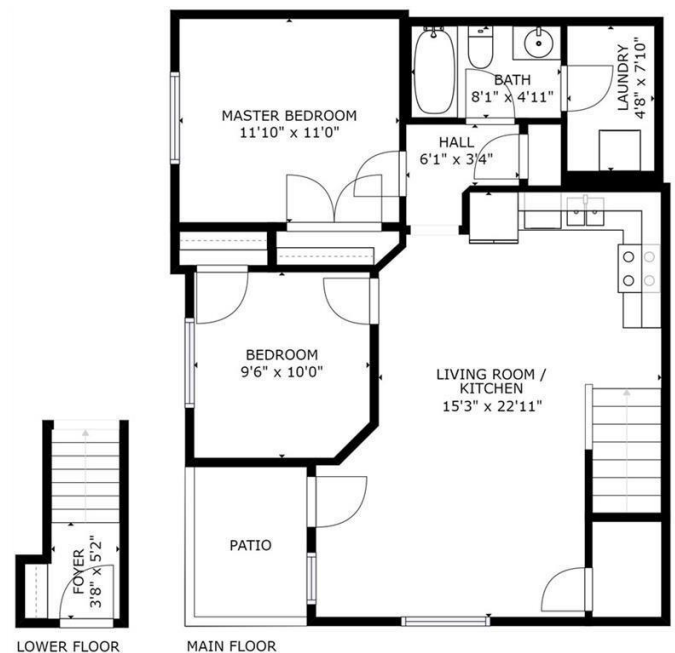
**BRIGHT TOP-FLOOR UNIT | 2 BEDROOMS |
PET FRIENDLY | MODERN UPGRADES!**

Step into this beautifully designed top-floor 2-bedroom unit, perfectly situated next to a peaceful greenspace with parking spot #106 conveniently located nearby. Originally upgraded with almost \$8,000 worth of features, this residence boasts stylish white laminate flooring, modern stainless steel appliances, and upgraded tile finishes. The well-thought-out floor plan includes in-floor heating, a generously sized south-facing deck, and a spacious dining and kitchen area. This pet-friendly home also offers in-suite laundry and storage, making it ideal for first-time home buyers or savvy investors. You'll love the proximity to local amenities in Sage Hill Quarter, just a few minutes walk away! Stock up on groceries, pick up pet supplies, or grab a coffee. With great access to Shaganappi and 144th, this home is both stylish and conveniently located.

Built in 2013

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2189795 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 813 |



| | |
|------------|---------------|
| Acres | 0.25 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1607, 250 Sage Valley Road Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0R6 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Tankless Hot Water |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, None |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony |
| Lot Description | Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 36 |

| | |
|----------------|-----|
| Zoning | M-1 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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