$329,900 - 602, 250 Sage Valley Road Nw, Calgary

MLS® #A2235996

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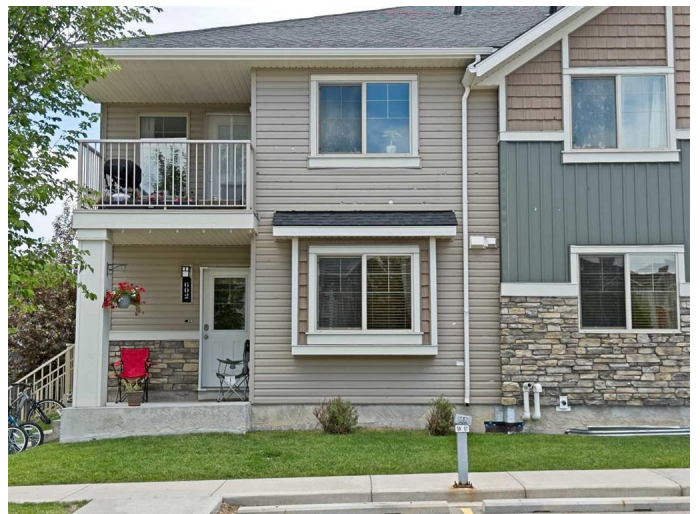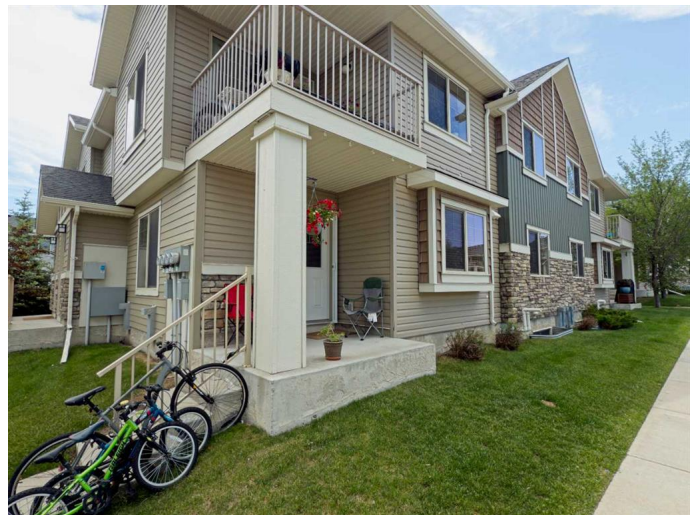2 Bedroom, 1.00 Bathroom, 789 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your meticulously maintained sanctuary in Sage Hill! This delightful NW exposed corner-unit condo offers an inviting open-concept design, highlighted by durable laminate and linoleum flooring throughout the main living areas, and a MASSIVE unfinished basement. 1585 SQUARE FEET OF TOTAL LIVING SPACE!

The bright and thoughtfully designed 789 SQ.FT. main floor includes two bedrooms and a 4-piece bathroom. The modern kitchen features sleek GRANITE COUNTERTOPS and a stainless-steel Whirlpool appliance package, Bosch dishwasher, and new garbage disposal. With extra cabinetry and ample space for a table, the layout is functional and convenient. The Primary bedroom includes a spacious WALK-IN CLOSET and a cozy bookshelf nook.

In the basement you'll find a stacked Whirlpool front load laundry pair, rough-ins for a full bathroom and bedroom, portions already drywalled, and the entire space professionally insulated. Whether you envision custom lower-level living quarters, gym, office, or media room, the space is loaded with potential and the groundwork has already been laid.

Enjoy the ease of main floor entry and step out onto your private patio - perfect for your morning coffee or winding down in the evening. Your assigned parking stall is only a

2 Level Townhome with Massive Basement!

few steps away, perfect for loading and unloading for a trip to the grocery store or a trip to the mountains, and visitor parking is plentiful.

Situated in a walkable and amenity-rich neighborhood, you're just a few minutes on foot from the Calgary Co-Op Sage Hill Food Center, scenic green spaces like Liam Field Park, and a seasonal outdoor rink. Whether you're a first-time buyer, downsizing, or investing in a property with room to grow, this home blends comfort, potential, and long-term value. Schedule your showing today and experience the opportunity this rare Sage Hill gem has to offer!

Built in 2015

Essential Information

MLS® #	A2235996
Price	$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	789
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	602, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

Amenities

Amenities	Parking, Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Bathroom Rough-in, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Standard
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	July 2nd, 2025
Days on Market	71
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	IQ Real Estate Inc.