

\$388,000 - 808, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2241990

\$388,000

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.00 Acres

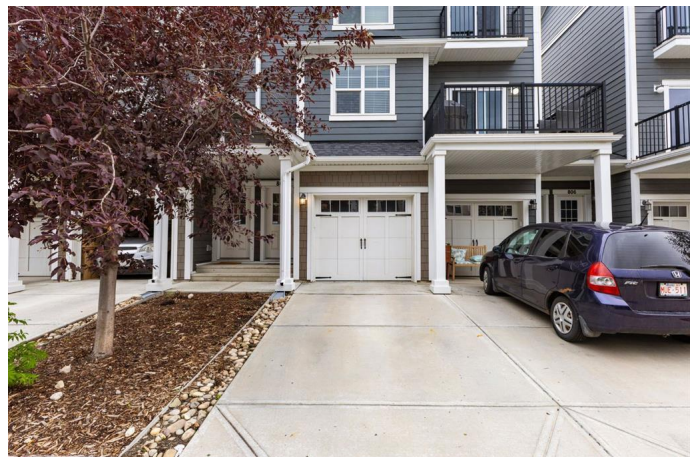
Sage Hill, Calgary, Alberta

Welcome to Unit 808 - 881 Sage Valley Blvd NW – A Beautifully Maintained Morrison-Built Townhome in the Heart of Sage Hill!

This stunning 2-bedroom, 1.5-bathroom townhome offers just over 1,200 sq.ft. of stylish and functional living space in one of NW Calgary’s most sought-after communities. Thoughtfully designed and move-in ready, this home features a single attached garage plus a personal driveway, providing convenient parking for two vehicles.

Step inside to discover a bright, open-concept main floor with vinyl plank flooring, oversized windows, and a spacious layout perfect for both entertaining and everyday living. The modern kitchen is complete with quartz countertops, stainless steel appliances, a center island with seating, and ample cabinet space. Adjacent to the kitchen is an open dining area with access to your private front balcony – ideal for morning coffee or evening relaxation. A 2-piece powder room and convenient in-unit stacked laundry complete the main level.

Upstairs, you'll find two generously sized bedrooms, including the primary suite with a walk-through closet and direct access to a stylish 4-piece Jack & Jill bathroom. The second bedroom is perfect for a home office, guest room, or growing family.



Located in a quiet, well-managed complex with low condo fees, this home is just minutes from Stoney Trail, major shopping centres (including Sage Hill Crossing, Beacon Hill & Costco), schools, transit, walking paths, and neighbourhood playgrounds.

Whether you're a first-time buyer, downsizer, or investor, this property is the perfect blend of comfort, convenience, and value.

Don't miss out – call today to book your private showing!

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2241990 |
| Price | \$388,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,215 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 808, 881 Sage Valley Boulevard Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0R4 |

Amenities

| | |
|----------------|---|
| Amenities | Other, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 21st, 2025 |
| Days on Market | 5 |
| Zoning | M-1 d75 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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