# \$375,000 - 804, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2257849

## \$375,000

2 Bedroom, 2.00 Bathroom, 1,119 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where style meets convenience in this stunning 3-storey townhouse with 2 bedrooms, 1.5 bathrooms, and a single attached garage! From the moment you step inside, you'II love the bright, open-concept main floor with its spacious living room, dining area, and chef-inspired kitchen featuring stainless steel appliances, stone countertops, breakfast bar, and a corner pantry with loads of storage. Upstairs you'II find two large bedrooms, each with its own walk-in closet, plus a full bath. The balcony is perfect for BBQs, morning coffees, or just soaking up the sunshine. This location is hard to beat: just minutes to Sage Hill Crossing and Creekside Shopping Centre with Walmart, Costco, Co-op, Loblaws City Market, T&T Supermarket, Starbucks, Tim Hortons, and endless dining options at your fingertips. Surrounded by walking paths and green space, with quick access to Stoney Trail and Shaganappi Trail, you'll enjoy easy commutes and weekend adventures. Whether you're a first-time buyer, young professional, or investor, this home delivers the lifestyle you've been waiting for: modern living in a growing community with everything right at your doorstep. Don't wait, Sonoma at Sage Hill is calling!







Built in 2014

#### **Essential Information**

MLS®# A2257849 Price \$375,000

2 Bedrooms 2.00 Bathrooms **Full Baths** 1 Half Baths

Square Footage 1,119 Acres 0.00 Year Built 2014

Type Residential

Row/Townhouse Sub-Type

1

Style 3 Storey Status Active

## **Community Information**

Address 804, 881 Sage Valley Boulevard Nw

Subdivision Sage Hill City Calgary County Calgary Province Alberta Postal Code T3R 0R4

### **Amenities**

**Amenities Parking** 

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

**Interior Features** Kitchen Island, Pantry, Quartz Counters

Dishwasher, Electric Stove, Microwave Hood Fan, **Appliances** Refrigerator,

Washer/Dryer Stacked

Forced Air, Natural Gas Heating

Cooling None None Basement

#### **Exterior**

Exterior Features Balcony Lot Description Interior Lot Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed September 18th, 2025

Days on Market 47

Zoning M-1 d75

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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