

\$465,000 - 2105, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2261787

\$465,000

2 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to one of the largest floor plans in the beautifully maintained Sonoma complex, located in the picturesque northwest community of Sage Hill. This exceptional home backs east onto a serene ravine with expansive green space, complete with walking and biking paths right at your doorstep. The east ravine location offers spectacular sunrise views from all three floors! The main floor features a 2-piece powder room, a versatile open den/dining area, and an elegant kitchen with quartz countertops, stainless steel appliances, and a breakfast bar. The kitchen overlooks a spacious dining area and an open living room, where large windows flood the space with natural light and provide access to a balcony with breathtaking ravine views. Stylish vinyl flooring enhances the modern, airy feel of the open layout. Upstairs, you'll find dual primary suites, each with walk-in closets, ceiling fans, and private ensuite bathrooms—one with a large shower and the other with a soaking tub. One of the bedrooms also enjoys unobstructed ravine views. For added convenience, the laundry room is located on the upper level. The bright, unfinished walkout basement includes a rough-in for plumbing and offers endless possibilities for customization. Step outside to a covered concrete patio with direct access to the ravine pathways. Central air Conditioning. Additional highlights include an attached single garage and plenty of visitor parking within the



complex. Nearby, youâ€™ll enjoy a variety of retail shopping, restaurants, and cafÃ©s, along with quick access to Shaganappi Trail, Stoney Trail, and other major roadways.

Built in 2013

Essential Information

MLS® #	A2261787
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,332
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2105, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0R3

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Views, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	9
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.