

# \$424,900 - 605, 250 Sage Valley Road Nw, Calgary

MLS® #A2233536

**\$424,900**

3 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.00 Acres

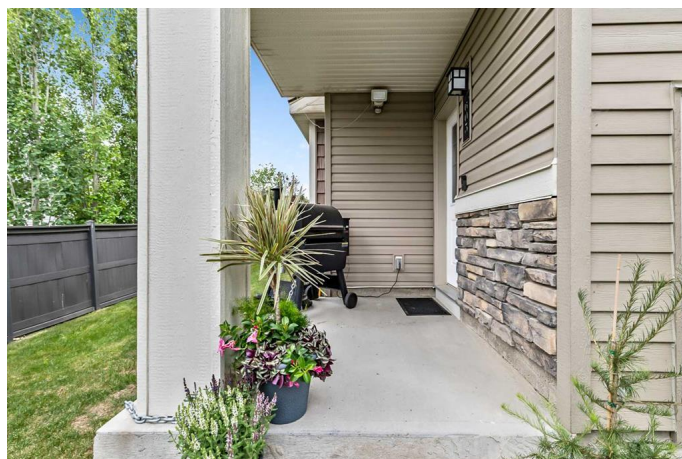
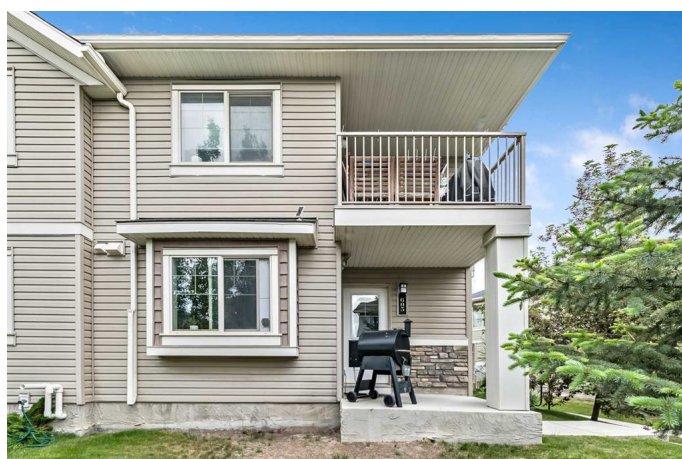
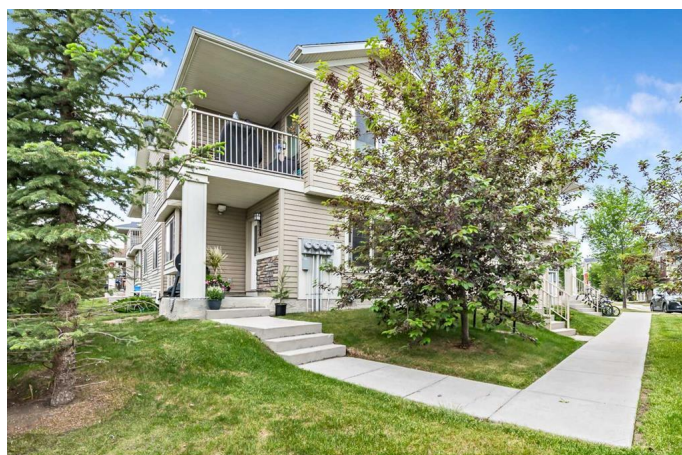
Sage Hill, Calgary, Alberta

WELCOME to this beautiful unit in the desirable community of Sage Hill in the Northwest. This well maintained property showcases true pride of ownership from the moment you walk in the front door. Bright and airy, it's ready for you to make it your own. ENJOY the open concept floor plan in this cozy corner unit. It is an EASY access in and out of the complex. Bask in the morning sun and surrounded by trees and some green space. It is quiet and yet CONVENIENTLY located and close to major amenities and shopping. Benefit from quick ACCESS to Stony Trail, 144 Avenue and Deerfoot, as well as Close PROXIMITY to walking paths and parks. The main floor features two good sized bedrooms with extra deep closets and plenty of storage throughout. The fully developed basement includes a spacious third bedroom, and a four piece bathroom. Carpets have been professionally steamed and cleaned. Take the next step and schedule your viewing and MAKE this your HOME today. See you soon.

Built in 2014

## Essential Information

MLS® #	A2233536
Price	\$424,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	756
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	605, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Standard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	June 22nd, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	78
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Heritage Elite Realty
----------------	-----------------------

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