

**903, 250 Sage Valley Road NW  
Calgary, Alberta**

**MLS # A2302764**



**\$359,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

This 2-storey townhome delivers 1,248 sq ft of thoughtfully designed living space, and the layout punches well above its price point. The main floor flows naturally from a bright open-concept living area into a modern kitchen with stainless steel appliances and generous cabinetry &mdash; with a dedicated dining space and a 2-piece powder room rounding out everyday function. Upstairs, two spacious bedrooms share a full bath, with in-unit laundry on the same level &mdash; no hauling clothes up and down stairs. The finished basement is where this home separates itself. A private bedroom, full bathroom, and flexible living area make it ideal for a guest suite, home office, or multi-generational setup &mdash; adding real square footage that most comparably priced townhomes simply don't offer. Outside your door: walking trails, parks, and green space steps away. Minutes from Beacon Hill Shopping Centre, restaurants, transit, and Stoney Trail access. Well-managed complex. Low condo fees. Move-in ready. Whether you're a first-time buyer, a growing family, or an investor building a portfolio &mdash; this one checks the boxes that actually matter. Private showings are available now. Don't wait on this one.