

**1010, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2312627



\$359,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,129 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Paved, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained 3-storey townhouse in the sought-after community of Sage Hill, offering low condo fees and a functional layout perfect for first-time buyers, young professionals, or investors. The main living area features an open-concept design with large windows, a spacious living room with access to the private balcony, and a modern kitchen with stainless steel appliances and ample cabinet space. A convenient 2-piece bathroom completes the main level. Upstairs offers two comfortable bedrooms, including a primary bedroom with walk-through closet and direct access to the full bathroom, plus upper floor laundry for added convenience. Hunter Douglas blinds are installed throughout the home, and carpets are limited to the stairs for easier maintenance. Additional features include a single attached garage, water softener installed around 2023, extra storage space, and a well-managed complex with snow removal and lawn maintenance included. Conveniently located close to shopping, restaurants, parks, walking paths, and with quick access to Stoney Trail and other major routes.