

**602, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2313477



\$310,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	837 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Veneer	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

**** Be sure to watch the full cinematic home tour of this stunning home****Sage Hill's best-kept secret is hiding in a quiet corner of the community, and once you've stepped inside Unit 602, you'll understand why this end-unit bungalow condo doesn't stay on the market for long. Light pours in. The open-concept layout breathes. Every finish feels considered. The sun-soaked 836 sq.ft. main floor is built for the way you actually live - a sleek kitchen anchored by gleaming granite countertops, stainless steel appliances, and the room you need to host, cook, and connect, flowing effortlessly into an inviting dining area and a great room made for everything from Sunday brunches to lazy Friday wind-downs. West-facing exposure delivers golden afternoon light year-round, while the primary bedroom is a quiet retreat all its own, complete with a walk-in closet and a charming built-in bookshelf nook. The second bedroom flexes to fit your life - guest room, home office, creative studio, you decide - and a full 4-piece bath rounds out the main level. Step out onto your covered private patio for morning coffee, evening wine, or just a quiet moment in one of NW Calgary's most peaceful pockets. And then the basement changes the whole conversation. Most condos give you what you see. This one gives you a blank canvas - professionally insulated, partially drywalled, and already roughed-in for a future bathroom and bedroom, with a large window pulling natural light into the space. Stacked Whirlpool front-load laundry? In. Navien instant hot water tank? Done. Fantech ventilation system? Installed. The expensive, behind-the-walls work is already finished - all that's left is your vision. Home gym, media room, additional living quarters - bring the dream, the bones are ready. With up to 1,550 sq.ft. of total potential living space, the value here isn't just good - it's rare. First-time buyer ready to plant roots,

downsizer craving low-maintenance living without giving up the square footage, or investor eyeing long-term upside in a high-demand NW Calgary neighbourhood - Unit 602 hits every mark. Comfort, flexibility, location, and serious upside potential, all wrapped into one exceptional package. Book your showing before someone else calls it home.