

# \$419,900 - #402, 250 Sage Valley Road Nw, Calgary

MLS® #A2226733

**\$419,900**

2 Bedroom, 3.00 Bathroom, 931 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this immaculate 2-bedroom 2.5 bathroom , 2-story condo townhouse with a fully finished basement and an additional 4-piece bathroom. The open floor plan is complemented by new vinyl plank flooring throughout, creating a modern and inviting atmosphere. The large living room, bathed in natural light from numerous windows, is perfect for both relaxing and entertaining. The open kitchen offers plenty of storage, making meal prep a breeze. Two generously sized bedrooms and a full bath complete the main floor, providing comfortable living spaces for you and your family. Convenience is at your doorstep with plenty of visitor parking and proximity to Calgary Co-Op, Sobeys, and T & T grocery stores. You'll also enjoy a variety of nearby cuisines and coffee shops, adding to the appeal of this prime location. Don't miss out on this gem – a blend of style, comfort, and convenience awaits you!

Built in 2014

## Essential Information

MLS® #	A2226733
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	931



Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	#402, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	90

Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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