

# \$325,000 - 1607, 250 Sage Valley Road Nw, Calgary

MLS® #A2189795

**\$325,000**

2 Bedroom, 1.00 Bathroom, 813 sqft  
Residential on 0.25 Acres

Sage Hill, Calgary, Alberta

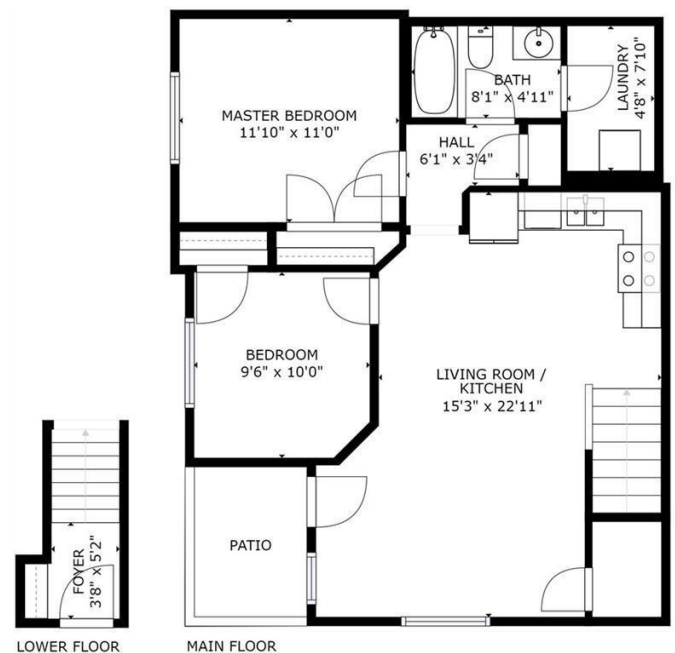
**BRIGHT TOP-FLOOR UNIT | 2 BEDROOMS |  
PET FRIENDLY | MODERN UPGRADES!**

Step into this beautifully designed top-floor 2-bedroom unit, perfectly situated next to a peaceful greenspace with parking spot #106 conveniently located nearby. Originally upgraded with almost \$8,000 worth of features, this residence boasts stylish white laminate flooring, modern stainless steel appliances, and upgraded tile finishes. The well-thought-out floor plan includes in-floor heating, a generously sized south-facing deck, and a spacious dining and kitchen area. This pet-friendly home also offers in-suite laundry and storage, making it ideal for first-time home buyers or savvy investors. You'll love the proximity to local amenities in Sage Hill Quarter, just a few minutes walk away! Stock up on groceries, pick up pet supplies, or grab a coffee. With great access to Shaganappi and 144th, this home is both stylish and conveniently located.

Built in 2013

## Essential Information

MLS® #	A2189795
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	813



Acres	0.25
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	1607, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, None

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	36

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

### **Listing Details**

Listing Office	CIR Realty
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