410, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2218246

$299,900

Division:	Sage Hill
Type:	Residential/Five Plus
Style:	Townhouse-Stacked
Size:	778 sq.ft.
Age:	2014 (11 yrs old)
Beds:	2
Baths:	1
Garage:	Stall
Lot Size:	-
Lot Feat:	Lawn

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 263
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions:	N/A

Welcome to this modern and beautifully maintained 2-bedroom, 1-bath townhouse in the sought-after community of Sage Hill, NW Calgary. Enjoy the convenience of a ground-level entrance leading to a spacious foyer with a coat closet and stairs up to the bright, open-concept main level. The living room flows seamlessly into the kitchen and dining area, where you'll find access to a northwest-facing balcony—perfect for your morning coffee or relaxing in the evening sun. The kitchen features sleek black appliances, plenty of counter space, and ample cabinetry for all your storage needs. Down the hall, you'll find a spacious primary bedroom, a second bedroom, a 4-piece bathroom, and a laundry/utility room. A hallway linen closet adds extra storage convenience. This unit comes with an assigned parking stall, and the well-managed complex offers plenty of visitor parking and green space. Ideally located near parks, playgrounds, shopping, dining, banks, medical clinics, and public transit—everything you need is just minutes away.