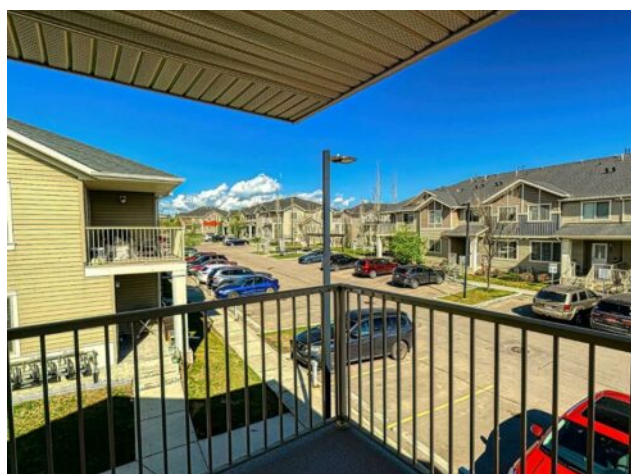


**410, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2238376



\$259,900

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 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Investor & First-Time Buyer Alert! This is the best-priced townhouse in Calgary! This 2-bedroom townhouse in Sage Hill, NW Calgary, just had a huge price adjustment—and it's loaded with value. Enjoy the convenience of a ground-level entrance that opens to a spacious foyer with a coat closet before heading upstairs to the bright, open-concept main level. The living room flows effortlessly into the kitchen and dining area, where you'll find access to a northwest-facing balcony—perfect for sipping morning coffee or unwinding in the evening sun. The kitchen is designed for function with sleek black appliances, ample cabinetry, and plenty of counter space. Down the hall, discover a spacious primary bedroom, a second bedroom, a 4-piece bathroom, and a laundry/utility room. In-floor heating keeps the entire unit cozy during Calgary's winters, adding an extra touch of comfort you'll love. A hallway linen closet adds even more storage convenience. This home comes with an assigned parking stall, while the well-managed complex offers abundant visitor parking and green space. Ideally located close to parks, playgrounds, shopping, dining, banks, medical clinics, and public transit—everything you need is just minutes away.