

**808, 881 Sage Valley Boulevard NW
Calgary, Alberta**

MLS # A2241990



\$379,000

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,215 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions:	N/A
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Welcome to Unit 808 - 881 Sage Valley Blvd NW – A Beautifully Maintained Morrison-Built Townhome in the Heart of Sage Hill! This stunning 2-bedroom, 1.5-bathroom townhome offers just over 1,200 sq.ft. of stylish and functional living space in one of NW Calgary’s most sought-after communities. Thoughtfully designed and move-in ready, this home features a single attached garage plus a personal driveway, providing convenient parking for two vehicles. Step inside to discover a bright, open-concept main floor with vinyl plank flooring, oversized windows, and a spacious layout perfect for both entertaining and everyday living. The modern kitchen is complete with quartz countertops, stainless steel appliances, a center island with seating, and ample cabinet space. Adjacent to the kitchen is an open dining area with access to your private front balcony—ideal for morning coffee or evening relaxation. A 2-piece powder room and convenient in-unit stacked laundry complete the main level. Upstairs, you’ll find two generously sized bedrooms, including the primary suite with a walk-through closet and direct access to a stylish 4-piece Jack & Jill bathroom. The second bedroom is perfect for a home office, guest room, or growing family. Located in a quiet, well-managed complex with low condo fees, this home is just minutes from Stoney Trail, major shopping centres (including Sage Hill Crossing, Beacon Hill & Costco), schools, transit, walking paths, and neighbourhood playgrounds. Whether you’re a first-time buyer, downsizer, or investor, this property is the perfect blend of comfort, convenience, and value. Don’t miss out – call today to book your private showing!