

# \$519,900 - 1002, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2191333

**\$519,900**

3 Bedroom, 4.00 Bathroom, 1,173 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\*\* LOVE YOUR LIFESTYLE! \* Trebles for Show, Doubles for Dough! \* 2-car parking - attached garage with concrete pad \*\*** This classic 2-story 1730+ SF townhome is ideally located in the community of Sage Hill and close to the many amenities - Transit, parks, shopping, pathways, dog parks, community center, Beacon Hill, and FUN! The main floor displays a sizeable main entrance with quick access to your attached garage and laminate wood flooring throughout. The spacious main living area includes a large + dining room with bright west-facing windows and high 9' ceilings. Plus, an open "Chef's" kitchen has lots of counter space, classic white cabinet doors, white quartz counters, recessed lighting, and stainless steel appliances. **BONUS:** New gas stove and microwave, Quiet BOSCH dishwasher, kitchen island with an undermount stainless steel sink, pendant lights, and a flush eating bar. A sizeable west-facing outdoor patio is quickly accessed through the patio doors and offers a nice place to enjoy the BBQ on your summer evenings. The upper floor features 3 good-sized bedrooms and 2 full bathrooms. The primary bedroom layout features a private ensuite and a walk-in closet. **BONUS:** The basement offers a supersized family room, bespoke dart board room, utility area, full bathroom, and laundry room. The home has everything you need with a functional yet stylish layout. A quick possession date is available! Call your friendly REALTOR(R) to book a viewing!



## #1002, 881 SAGE VALLEY BOULEVARD NW

REGA REGISTRATION STATEMENT - CALGARY, AB  
MAIN LEVEL (AG) - 614.89 Sq. Ft. / 57.12 m<sup>2</sup>  
UPPER LEVEL (AG) - 557.79 Sq. Ft. / 51.82 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1172.68 Sq. Ft. / 108.94 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 513.80 Sq. Ft. / 47.71 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 45.33 Sq. Ft. / 4.20 m<sup>2</sup>  
TOTAL AG/BG AREA - 1732.61 Sq. Ft. / 160.95 m<sup>2</sup>



Built in 2014

## Essential Information

MLS® #	A2191333
Price	\$519,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1002, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Secured, Garage Faces Front, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	41
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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