\$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

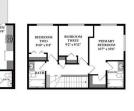
Sage Hill, Calgary, Alberta

** 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 guickly 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!



PATIO E x E

#1002.881 SAGE VALLEY BOULEVARD NW MAN LEVEL (AG) -614 89 SqF / / 51 Zm' UMAN LEVEL (AG) -614 89 SqF / / 51 Zm' UDFL H2000 GANGE MAS SQE - 11728 8 SqF / 108 S4 m' AsaEMENT DEVLOPED AREA (6) -84 SS SqF / 471 m' ASAEMENT UNCEVELOPED AREA (6) -46 SS SqF / 43 Dm' UDFL AGBG AREA - 1722 61 SqF / 160 S6 m'





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
Туре	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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