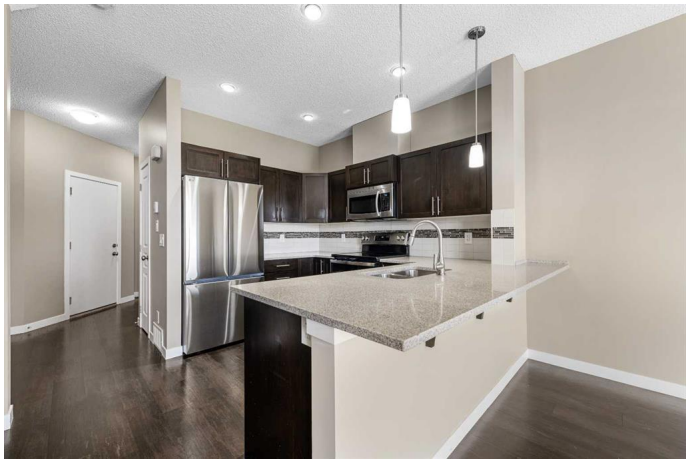
$525,000 - 1804, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2222978

$525,000
2 Bedroom, 4.00 Bathroom, 1,340 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta



OPEN HOUSE SUNDAY MAY 25 2:00PM-5:00PM // Welcome to beautiful Sonoma at Sage Hill. This Move-in Ready townhome has 1913 sq ft of living space, 2 Primary Beds with 4pc Ensuites and walk-in closets, New Appliance package, Walk out Basement that backs onto green space and an Attached Garage!! Start each day in this super bright kitchen with an unobstructed view of the pathways and natural ravine from your private upper balcony. With Quartz counter tops, undermount sink, tons of cabinet space for extra storage including a closet/pantry to keep yourself clean and organized plus a BRAND NEW FRIDGE, STOVE and DISHWASHER package! The patio door and large living room window floods the Dining and Family room with natural light, connecting the living space with the upper balcony for BBQ's or unwinding with a spectacular view. Just off the kitchen is the Den/office space, main floor powder room and the spacious foyer with the attached garage entry. The upper level is where you'll find 2 bright and large primary bedrooms with 4pc ensuites (Quartz counters), walk in closets and upper level Laundry!! The lower level has a large sunny rec room with a WALK OUT BASEMENT, a full 4pc bathroom (Quartz Counters) and an extra storage room. The lower patio connects you to the green space with a separate entrance and another quiet area to sit and relax and be outside. BRAND NEW carpets have been installed throughout (Spring 2025) and everything has been freshly

painted so all you need to do is move in and enjoy. With an attached garage, manicured curb appeal and tons of room for everyone, you can start fresh and clean in this Sage Hill gem. Just minutes from shopping and more adjacent green space with pathways for biking and walking this family friendly and Move in Ready home won't last long. Contact your favourite realtor now and come see your new home.

Built in 2013

Essential Information

MLS® #	A2222978
Price	$525,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1804, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R3

Amenities

Amenities	None
Parking Spaces	2

Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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