# \$425,000 - 707, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2205688

## \$425,000

2 Bedroom, 2.00 Bathroom, 1,236 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| Sonoma at Sage Hill | 1236 Square Foot, 3 Storey CORNER Unit in a QUIET inner location | 2 Bedroom, 1.5 Bathroom | Single ATTACHED Garage with STORAGE and a Parking Pad in front | Up the stairs brings you into a bright OPEN CONCEPT Kitchen, Dining and Living Room with low maintenance VINYL plank floors. The Kitchen includes a CORNER pantry for lots of storage, under cabinet LIGHTING, FULL HEIGHT upper cabinets with TILED backsplash and QUARTZ countertops. A 2-piece Bathroom and Stacked Washer/ Dryer are conveniently located on this level. SUNNY, large, WEST facing balcony provides a place to relax and unwind at the end of the day. Up the stairs to the upper level reveals the privacy of two LARGE bedrooms and 4-piece Main Bathroom with QUARTZ countertops and a 6" DRAWER underneath the doors. The Primary Bedroom has DIRECT access to the bathroom through a walk-thru closet. Convenient access to Walmart, T&T Supermarket, Sobeys, Costco, Canadian Tire and Stoney Trail.

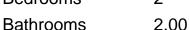
Built in 2015

#### **Essential Information**

MLS® # A2205688

Price \$425,000

Bedrooms 2









Full Baths 1

Half Baths 1

Square Footage 1,236 Acres 0.00 Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 707, 881 Sage Valley Boulevard Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0R4

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Driveway, Garage Door Opener, Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Storage

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked,

Window Coverings, Electric Oven

Heating Forced Air

Cooling None

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Interior Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning M-1

HOA Fees 75

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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