

602, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2235996



\$349,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	789 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Standard, Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Extra finishing materials in basement at bottom of stairs

Welcome to your meticulously maintained sanctuary in Sage Hill! This delightful NW exposed CORNER-UNIT condo offers an inviting OPEN-CONCEPT design, highlighted by durable LAMINATE and LINOLEUM FLOORING throughout the main living areas. The MODERN KITCHEN, complete with sleek GRANITE COUNTERTOPS and a STAINLESS STEEL WHIRLPOOL APPLIANCE PACKAGE, NEW BOSCH DISHWASHER, and NEW GARBAGE DISPOSAL, features extra cabinetry and space for a table, adding functionality and convenience to your daily routine. The thoughtfully designed 789 SQ.FT. main floor features TWO BEDROOMS and a 4-PIECE BATHROOM, with smart built-in storage options—especially in the bathroom, where added shelving provides extra convenience. The PRIMARY BEDROOM includes a spacious WALK-IN CLOSET and a cozy BOOKSHELF NOOK. What truly sets this home apart is the MASSIVE 796 SQ.FT. UNFINISHED BASEMENT, loaded with potential. It includes ROUGH-INS FOR A FULL BATHROOM AND A BEDROOM, with portions already DRYWALLED and the entire space PROFESSIONALLY INSULATED. Whether you envision custom lower-level living quarters, gym, office, or media room, the groundwork has already been laid—giving you a head start on creating your ideal space. The IN-UNIT LAUNDRY is conveniently located in the basement, keeping the main level clean and clutter-free. Enjoy the ease of MAIN FLOOR ENTRY and step out onto your PRIVATE PATIO—perfect for your morning coffee or winding down in the evening. Situated in a walkable and amenity-rich neighborhood, you're just steps from the Calgary Co-op Sage Hill Food Centre, scenic green spaces like Liam Field Park, and a seasonal outdoor rink. For parking, enjoy ONE ASSIGNED STALL right outside your

door, along with PLENTY OF VISITOR PARKING for guests. Whether you're a first-time buyer, downsizing, or investing in a property with room to grow, this home blends comfort, potential, and long-term value. Schedule your showing today and experience the opportunity this rare Sage Hill gem has to offer.