

# \$365,000 - 103, 250 Sage Valley Road Nw, Calgary

MLS® #A2220852

**\$365,000**

3 Bedroom, 3.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

New Price – Now \$365,000!

Freshly renewed with paint and move-in ready, this 3-bedroom, 2.5-bath townhouse in Sage Hill delivers exceptional value with condo fees under \$225/month and low property taxes. Rarely do you find this much space—over 1,300 sq. ft. of total development—in NW Calgary at this price point.

Built in 2012, the home offers modern construction, a high-efficiency furnace, tankless water heater, and an upgraded dishwasher. The professionally managed complex features beautifully maintained grounds, perfect for homeowners who want low-maintenance living.

Location is everything—and here, you're just steps from Liam Park Field, a huge green space with sports fields, and less than a 7-minute walk to Sage Hill Quarter for groceries, dining, coffee, fitness, and pharmacy needs. Transit is a block away, and Stoney Trail or Shaganappi Trail are only minutes from your door.

Inside, the main floor greets you with a bright, open layout. The living room flows into a spacious kitchen with plenty of counter space and room for a full-size dining table. A convenient half bath is tucked just off the main level.

Upstairs, two generous bedrooms include a



primary suite with walk-in closet and direct access to a full bathroom. Laundry is on the upper level for everyday ease.

The fully finished basement adds valuable flexibility—currently used as a large third bedroom with its own full bathroom, closet, and storage. Perfect for guests, a home office, or a teen retreat.

This property also comes with one assigned surface parking stall, guest parking within the complex, and extra street parking nearby.

Flexible possession means you can move in immediately or choose a timeline that works for you. With its fresh look, modern efficiency, and unbeatable location, this Sage Hill townhouse is the complete package for first-time buyers, families, or downsizers seeking value without compromise.

Built in 2012

**Essential Information**

MLS® #	A2220852
Price	\$365,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	935
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	103, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Closet Organizers, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	105
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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