

602, 250 Sage Valley Road NW
Calgary, Alberta

MLS # A2235996

\$329,900

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, and a MASSIVE unfinished basement. 1585 SQUARE FEET OF TOTAL LIVING SPACE! The bright and thoughtfully designed 789 SQ.FT. main floor includes two bedrooms and a 4-piece bathroom. The modern kitchen features sleek GRANITE COUNTERTOPS and a stainless-steel Whirlpool appliance package, Bosch dishwasher, and new garbage disposal. With extra cabinetry and ample space for a table, the layout is functional and convenient. The Primary bedroom includes a spacious WALK-IN CLOSET and a cozy bookshelf nook. In the basement you'll find a stacked Whirlpool front load laundry pair, rough-ins for a full bathroom and bedroom, portions already drywalled, and the entire space professionally insulated. Whether you envision custom lower-level living quarters, gym, office, or media room, the space is loaded with potential and the groundwork has already been laid. 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. Your assigned parking stall is only a few steps away, perfect for loading and unloading for a trip to the grocery store or a trip to the mountains, and visitor parking is plentiful. Situated in a walkable and amenity-rich neighborhood, you're just a few minutes on foot from the Calgary Co-Op Sage Hill Food Center, scenic green spaces like Liam Field Park, and a seasonal outdoor rink. 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!