

**1407, 250 Sage Valley Road NW  
Calgary, Alberta**

**MLS # A2182566**



**\$339,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** All Lighting Fixtures Attached, Kitchen Island

Welcome to this beautifully updated townhouse in the desirable community of Sage Hill. Perfectly situated overlooking the peaceful GARDEN SIDE of the building, this home offers a serene setting and a PRIVATE DECK to enjoy outdoor living. Step inside to discover a thoughtfully REFRESHED UPDATED INTERIOR, with fresh paint throughout and brand new LAMINATE and TILE FLOORING. The kitchen has been tastefully modernized with REPAINTED CABINETS, sleek STAINLESS STEEL APPLIANCES, including a NEW MICROWAVE/HOOD FAN COMBO and a NEW DISHWASHER, and a versatile MOBILE KITCHEN ISLAND that adds functionality to the space. The open-concept floor plan features an abundance of windows, flooding the home with natural light and creating a bright, welcoming atmosphere. This home is designed for convenience with an IN-UNIT LAUNDRY ROOM, an ASSIGNED PARKING STALL and STORAGE IN UNIT. Additional visitor parking ensures plenty of space for guests. Located just steps from shopping, parks and playgrounds, this property is ideal for anyone seeking a blend of comfort and accessibility. Whether you're a first-time buyer, down sizer, or investor, this townhouse has everything you need. Don't miss the opportunity to own this move-in-ready home in a prime location! Book your showing today.