

**306, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2183608



\$327,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	787 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: In Floor, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None, Walk-Up To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: \$ 263

LLD: -

Zoning: M-1

Utilities: -

Inclusions: none

Welcome home to this beautifully updated 2 bedroom condo, perfectly situated in a vibrant, family-oriented community. Boasting modern new carpet, fresh paint, and an inviting layout, this home is ideal for families, professionals, or anyone seeking a blend of comfort and convenience. Features you'll love are the two, generously sized bedrooms with great closet space, a sunlit living and dining area designed for relaxing and entertaining.. The carpets are new, the walls are freshly painted, the appliances are all Stainless Steel and the seller has put in a brand new Navien tankless system in June 2022. This condo is nestled in a sought-after family area close to schools, parks, playgrounds, shopping with easy access to public transportation. With its primary location and thoughtful updates, this condo is a rare find. Don't miss the opportunity to make it yours- schedule a viewing today!