

# \$420,000 - 1209, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2113767

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Prepare to be enamoured by this exceptional 2-bedroom townhouse nestled in the highly sought out community of Sage Hill. Boasting an expansive 1093 sq ft of luxurious living space. Immerse yourself in the sheer elegance of this move-in ready residence that seamlessly combines style and comfort.

The main floor beckons with its inviting openness and abundant natural light, featuring 9 ft. ceilings and laminate flooring. The kitchen is a culinary delight with its modern flat panel cabinets, top-of-the-line STAINLESS STEEL appliances, a convenient corner pantry, and an entertainer's dream – the EATING BAR. The sun-drenched dining area offers generous space for all occasions, with patio doors leading to an expansive BALCONY – a perfect spot to bask in the sun or host a memorable family BBQ.

Discover a spacious living area providing ample room for relaxation, be it unwinding with your favourite shows or entertaining friends. Convenience reigns on the main floor with a practical laundry space and a tastefully designed 2-pc bathroom.

Ascend to the upper level and find sanctuary in the primary bedroom, featuring a charming JULIET BALCONY, a walk-through closet, and a luxurious 4-pc bathroom. A generously proportioned additional bedroom serves as an ideal space for family, guests, home office,



complemented by a well-appointed second bathroom.

Parking is a breeze with an ATTACHED GARAGE boasting additional storage and a concrete front pad for extra convenience. Revel in the FANTASTIC LOCATION, mere steps away from the ravine with enchanting walking trails. Indulge in the proximity to Sobey's for your grocery needs or State & Main for socializing over drinks with friends. Immerse yourself in the abundance of nearby shops and amenities, with quick access to Stoney Trail and Shaganappi Trail. Conveniently located just 15 minutes from Crowfoot LRT Station, the University of Calgary, and the airport, this pet-friendly haven comes with remarkably LOW CONDO FEES. Seize the opportunity – don't miss out on this extraordinary living experience!

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2113767      |
| Price          | \$420,000     |
| Sold Price     | \$430,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,236         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|         |                                    |
|---------|------------------------------------|
| Address | 1209, 881 Sage Valley Boulevard Nw |
|---------|------------------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Sage Hill |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T3R 0R2   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Walk-In Closet(s)                                                    |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2024 |
| Date Sold      | March 18th, 2024 |
| Days on Market | 7                |
| Zoning         | M-1 d75          |
| HOA Fees       | 78.75            |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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