

# \$399,000 - 1701, 250 Sage Valley Road Nw, Calgary

MLS® #A2128162

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Priced to sell. Well maintained End Unit 2 Storey townhouse condo in the thriving community of Sage Hill. A total of 2 bedrooms (was previously 3 bedroom unit and can easily be converted to a 3 bedroom), 2 full baths, attached garage, balcony,,,. The main floor features rec room (used to be bedroom), full bath, laundry room and access to the single attached garage. Upstairs is the main living area with open concept living room kitchen room combo. Enjoy the view from the balcony to the open farm field across the street. This home is in great shape, suitable for a young family, single or couple, or even an investment rental property. With many amenities nearby, shopping, schools, playgrounds,,,, This home won't last. come and see today.

Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2128162    |
| Price          | \$399,000   |
| Sold Price     | \$399,500   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,198       |
| Acres          | 0.00        |
| Year Built     | 2014        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Sold          |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1701, 250 Sage Valley Road Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R0R6                        |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Basement          | None                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 24th, 2024  |
| Date Sold      | June 10th, 2024 |
| Days on Market | 17              |
| Zoning         | M-1 d75         |
| HOA Fees       | 264.00          |
| HOA Fees Freq. | ANN             |

### Listing Details

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