

# \$355,000 - 402, 250 Sage Valley Road Nw, Calgary

MLS® #A2139820

**\$355,000**

2 Bedroom, 3.00 Bathroom, 921 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this immaculate 2-bedroom 2.5 bathroom , 2-story condo townhouse with a fully finished basement and an additional 4-piece bathroom. The open floor plan is complemented by new vinyl plank flooring throughout, creating a modern and inviting atmosphere.

The large living room, bathed in natural light from numerous windows, is perfect for both relaxing and entertaining. The open kitchen offers plenty of storage, making meal prep a breeze. Two generously sized bedrooms and a full bath complete the main floor, providing comfortable living spaces for you and your family.

Convenience is at your doorstep with plenty of visitor parking and proximity to Calgary Co-Op, Sobeys, and T & T grocery stores. You'll also enjoy a variety of nearby cuisines and coffee shops, adding to the appeal of this prime location.

Don't miss out on this gem – a blend of style, comfort, and convenience awaits you!



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2139820      |
| Price          | \$355,000     |
| Sold Price     | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 921           |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 402, 250 Sage Valley Road Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0R6                      |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Stall                                  |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage                            |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Street Lighting          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2024 |
| Date Sold      | July 3rd, 2024  |
| Days on Market | 23              |
| Zoning         | M-1 d75         |
| HOA Fees       | 78.75           |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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