

# \$410,000 - 707, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2205688

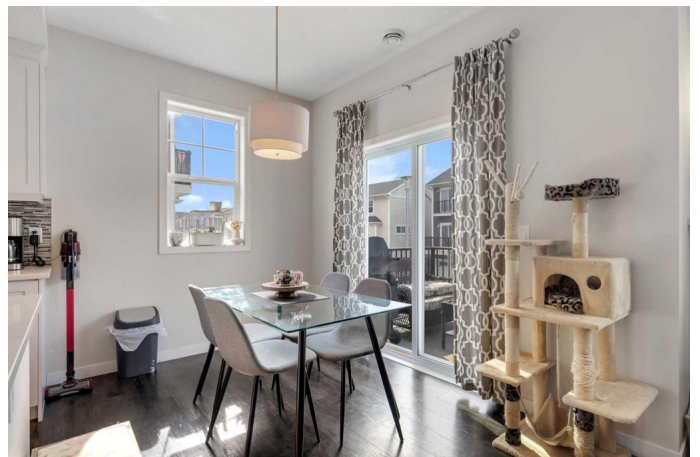
**\$410,000**

2 Bedroom, 2.00 Bathroom, 1,236 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| Sonoma at Sage Hill | 1236 Square Foot, 3 Storey CORNER Unit in a QUIET inner location | 2 Bedroom, 1.5 Bathroom | Single ATTACHED Garage with STORAGE and a Parking Pad in front | Up the stairs brings you into a bright OPEN CONCEPT Kitchen, Dining and Living Room with low maintenance VINYL plank floors. The Kitchen includes a CORNER pantry for lots of storage, under cabinet LIGHTING, FULL HEIGHT upper cabinets with TILED backsplash and QUARTZ countertops. A 2-piece Bathroom and Stacked Washer/Dryer are conveniently located on this level. SUNNY, large, WEST facing balcony provides a place to relax and unwind at the end of the day. Up the stairs to the upper level reveals the privacy of two LARGE bedrooms and 4-piece Main Bathroom with QUARTZ countertops and a 6" DRAWER underneath the doors. The Primary Bedroom has DIRECT access to the bathroom through a walk-thru closet. Convenient access to Walmart, T&T Supermarket, Sobeys, Costco, Canadian Tire and Stoney Trail.

Built in 2015



## Essential Information

MLS® #	A2205688
Price	\$410,000
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	707, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market      24

Zoning                M-1

HOA Fees             75

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.