

\$395,000 - 805, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2229673

\$395,000

2 Bedroom, 2.00 Bathroom, 1,213 sqft
Residential on 0.00 Acres

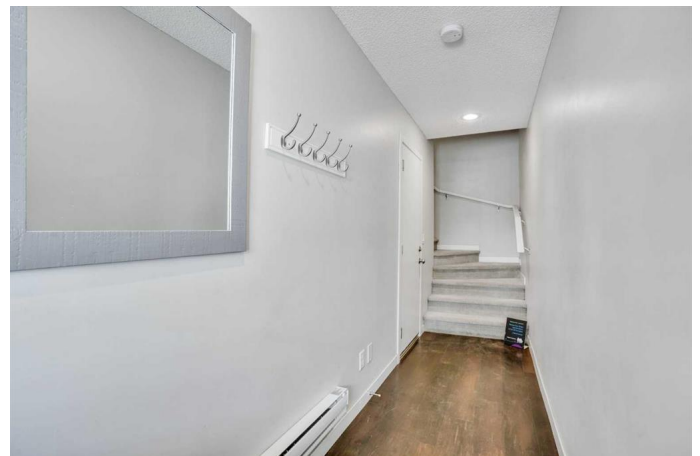
Sage Hill, Calgary, Alberta

Welcome to this Sage Hill townhouse—a bright, beautifully maintained, move-in ready home that offers the perfect blend of comfort and convenience. The thoughtfully designed open-concept layout features a modern kitchen equipped with stainless steel appliances and upgraded quartz countertops, flowing seamlessly into the dining and living areas—ideal for both daily living and entertaining. Enjoy a huge, maintenance-free balcony that’s perfect for relaxing or hosting summer BBQs. There are two spacious bedrooms, each with its own walk-in closet. The primary bedroom includes access to a petite standing balcony—ideal for fresh air and morning sunlight. Additional highlights include a single attached garage with extra parking on the driveway, offering space for two vehicles. Situated just minutes from Costco, Walmart, T&T Supermarket, and all the amenities at Sage Hill Plaza, this home puts everything you need right at your doorstep. Please schedule a private showing before it's gone, or stop by the Open House on Saturday, July 5 from 2 to 4 PM.

Built in 2015

Essential Information

MLS® #	A2229673
Price	\$395,000
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	805, 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	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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