

\$375,000 - 804, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2257849

\$375,000

2 Bedroom, 2.00 Bathroom, 1,119 sqft

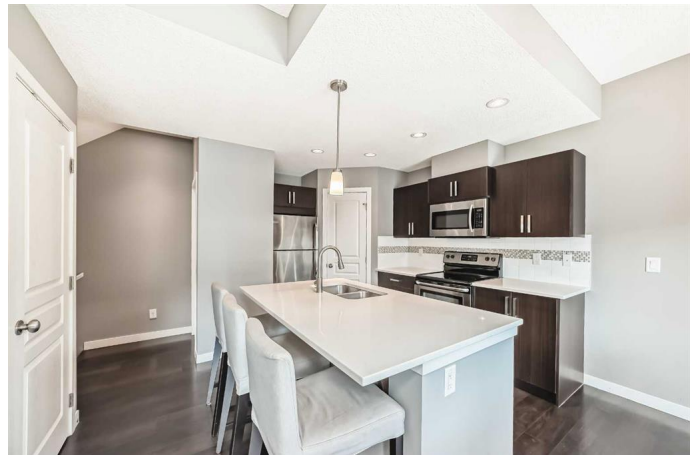
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where style meets convenience in this stunning 3-storey townhouse with 2 bedrooms, 1.5 bathrooms, and a single attached garage! From the moment you step inside, youâ€™ll love the bright, open-concept main floor with its spacious living room, dining area, and chef-inspired kitchen featuring stainless steel appliances, stone countertops, breakfast bar, and a corner pantry with loads of storage. Upstairs youâ€™ll find two large bedrooms, each with its own walk-in closet, plus a full bath. The balcony is perfect for BBQs, morning coffees, or just soaking up the sunshine. This location is hard to beat: just minutes to Sage Hill Crossing and Creekside Shopping Centre with Walmart, Costco, Co-op, Loblaws City Market, T&T Supermarket, Starbucks, Tim Hortons, and endless dining options at your fingertips. Surrounded by walking paths and green space, with quick access to Stoney Trail and Shaganappi Trail, youâ€™ll enjoy easy commutes and weekend adventures. Whether youâ€™re a first-time buyer, young professional, or investor, this home delivers the lifestyle youâ€™ve been waiting for: modern living in a growing community with everything right at your doorstep. Donâ€™t wait, Sonoma at Sage Hill is calling!

Built in 2014

Essential Information



MLS® #	A2257849
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	804, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R4

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	26
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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