

# \$399,900 - 210, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2232737

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sonoma at Sage Hill! This bright and spacious corner-unit townhouse offers the perfect blend of comfort and convenience. Enjoy an open-concept layout featuring a modern kitchen with new laminate counters (2023), a pantry, a large island, and updated appliances including a new dishwasher (2023) and stacked washer/dryer (2021). Cozy thick carpeting and high ceilings add to the inviting feel. This unit boasts a private patio with privacy screening – perfect for your BBQ and patio set – and overlooks a shared green space ideal for kids and quiet relaxation. Benefit from the extra natural light of a corner unit with only one shared wall and minimal through traffic thanks to its central location in the complex. The single attached garage offers extra storage under the stairs and a hanging storage rack. With two parking spaces, forced air heating, and a no-smoking interior, this home checks all the boxes. Located in a quiet, family-friendly community with parks, playgrounds, sidewalks, and excellent access to shopping at Beacon Hill, Creekside, and Sage Hill. Minutes to Stoney Trail, and surrounded by kilometres of scenic walking and biking paths. Low condo fees cover common area maintenance, insurance, snow removal, professional management, and more. Don't miss out on this lovely townhome in a sought-after neighbourhood. Book your showing today!

Built in 2012



## Essential Information

MLS® #	A2232737
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,093
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	210, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Playground, Private Entrance
Lot Description	Landscaped, Level, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	M-1 d75

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.