

# \$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.

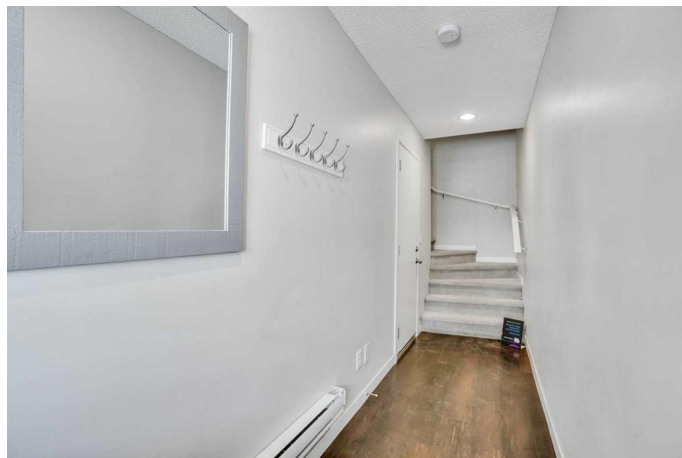
Built in 2015

## 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	3 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), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Garburator
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	9
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Homecare Realty Ltd.
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