

# \$395,000 - 707, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2205688

**\$395,000**

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	\$395,000
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	Garage Door Opener, Single Garage Attached, Driveway
# of Garages	1

### Interior

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

### Exterior

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

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 28th, 2025  
Days on Market        70  
Zoning                      M-1  
HOA Fees                  75  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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