$509,900 - 708, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2210431

$509,900
3 Bedroom, 4.00 Bathroom, 1,247 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Your Dream Home in Sage Hill! Discover the perfect blend of modern comfort and natural beauty with this upgraded 3-bedroom, 3.5-bathroom end-unit townhome in the sought-after Sonoma at Sage Hill. Whether you're a first-time homebuyer, a downsizer, or a savvy investor, this home offers everything you need to live, relax, and grow.

Prime Location with Nature at Your Doorstep
Nestled in the vibrant community of Sage Hill, this home backs onto a serene parkland with benches and walking pathsâ€”ideal for morning strolls or unwinding after a busy day. You'll love the convenience of nearby shopping hubs like Sage Hill Crossing and Beacon Hill and quick access to major roads like Shaganappi and Stoney Trails.

Bright & Stylish Living Spaces
Step into a spacious open-concept main floor featuring 9-ft ceilings and luxury vinyl plank flooring. Large windows overlooking the park brighten the living and dining areas, while built-in high-gloss cabinetry adds a touch of elegance. The sleek white kitchen has soft-close drawers, an oversized quartz island, and premium stainless steel appliancesâ€”perfect for hosting friends or preparing family meals.

Comfortable Bedrooms for Everyone
Upstairs, you'll find two generously sized

bedrooms with walk-in closets and private ensuites featuring modern rain shower/tub combos. A third bedroom and full bathroom on the finished lower level provide a cozy retreat for guests or an ideal home office setup. The lower level also includes a rec room for extra living space.

Turnkey Convenience
This move-in-ready home boasts thoughtful features like a second-floor laundry with a front-loading washer and dryer, an insulated single-car garage, and a private patio perfect for relaxing or entertaining.

Exceptional Community Living
Sonoma at Sage Hill is a pet-friendly complex (with condo board approval) offering low condo fees, visitor parking, and underground sprinklers for easy landscaping care. The durable exterior ensures lasting curb appeal. With walking trails, green spaces, and proximity to schools and services, this community is perfect for families and outdoor enthusiasts.

Why This Home Is Perfect for You
Whether you want to start your homeownership journey, downsize to a low-maintenance lifestyle, or invest in Calgary's thriving real estate market, this townhome has it all. From its prime location to its impeccable design and thoughtful features, this is the home you've been waiting for.

Built in 2015

Essential Information

MLS® #	A2210431
Price	$509,900
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	708, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0R4

Amenities

Amenities	Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	21
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca

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