

# \$375,000 - 707, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2245301

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SUNDAY AUGUST 3rd from 1:00-3:00pm...Offering over 1200 square feet of living space, this three-story 2 bedroom and 1.5 bath unit in Sonoma at Sage Hill is available for you today. Boasting a quiet inside location in the complex, you don't have to worry about pesky road noise. There is an attached single garage and a driveway meaning two cars can be comfortably parked. The main level offers an open plan living room, kitchen and dining adorned with wide plank vinyl flooring. The kitchen has quartz counters, tile backsplash, stainless appliances, corner pantry and full height upper cabinets. The in-suite laundry and a two-piece powder room complete this level. Upstairs you will find two large bedrooms and a shared four-piece bathroom, also with quartz counters and enjoying direct access from the primary bedroom. There is a west facing balcony off the first level for your sunshine requirements and the back of the home has plentiful green space for added space and comfort. Affordable condo fees of \$295.73 per month is great for the budget. The pet policy allows up to one pet per unit, subject to board approval. Close to many retail and dining amenities and easy access to Shaganappi and Stoney Trails this is a full package. Come and see for yourself today.

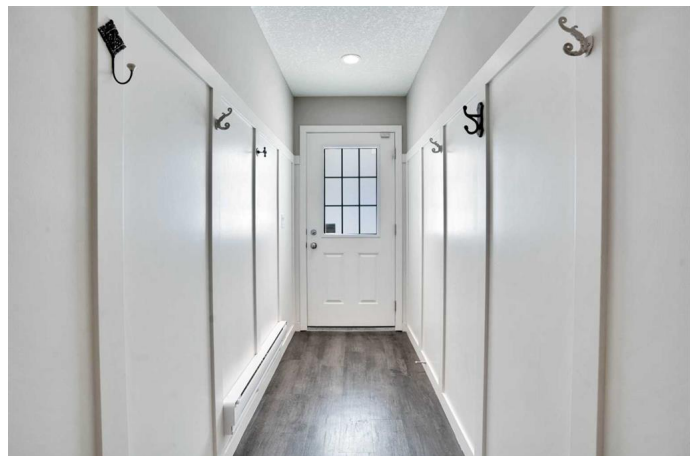
Built in 2015

## Essential Information



707-881 Sage Valley Blvd NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1202.39 sq ft



|                |               |
|----------------|---------------|
| MLS® #         | A2245301      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,202         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| 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      | Park, Trash, Visitor Parking     |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Interior Lot                 |
| Roof            | Asphalt Shingle              |
| Construction    | Composite Siding, Wood Frame |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 22               |
| Zoning         | M-1 d75          |
| HOA Fees       | 75               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Coldwell Banker Home Smart Real Estate |
|----------------|----------------------------------------|

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