



250 Sage Valley Road Calgary Alberta

\$349,900

Welcome to your meticulously maintained sanctuary in Sage Hill! This delightful NW exposed CORNER-UNIT condo offers an inviting OPEN-CONCEPT design, highlighted by stylish LAMINATE, TILE and CARPET flooring throughout the main living areas. The MODERN KITCHEN, complete with sleek STONE COUNTERTOPS and STAINLESS STEEL APPLIANCES, contains a LARGE ISLAND, providing extra functionality and convenience. The large 987 SQ.FT. condo boasts TWO SPACIOUS BEDROOMS, paired with TWO FULL BATHROOMS: a 4-PIECE BATHROOM and a 4-PIECE ENSUITE. Both bedrooms include big WALK-IN CLOSETS, providing extra storage space. Everyday conveniences like an IN-UNIT LAUNDRY room and an extra STORAGE room ensure an effortless living experience, and 9 FOOT CEILINGS help the already large space feel even larger. Step outside to a big PRIVATE BALCONY--perfect for savoring your morning coffee or relaxing in the evening. This charming outdoor space is just one of the many perks of living in a vibrant neighborhood where everything you need is within walking distance. From the Calgary Co-op Sage Hill Food Centre for your grocery runs to the peaceful Liam Field Park and the seasonal outdoor rink for a refreshing dose of nature, this location has it all. For parking, enjoy the accessibility of ONE ASSIGNED PARKING STALL right outside your door. For your visitors, ample guest parking right in front of the unit makes hosting friends and family a breeze. Whether you're a first-time homebuyer, looking for a low-maintenance lifestyle, or searching for a solid investment property, this home reflects pride of ownership and a strong sense of community. Discover the perfect balance of comfort, style, and convenience. This is more than just a condo--it's your gateway to a fulfilling and connected lifestyle. Schedule your showing today and see for yourself what makes this home truly special! ---- OPEN HOUSE: JANUA...

Foyer 3.25 Ft x 7.42 Ft

Living room 11.75 Ft x 19.08 Ft

Dining room 5.75 Ft x 7.92 Ft

Kitchen 10.83 Ft x 9.50 Ft

Pantry 3.92 Ft x 3.67 Ft

Furnace 3.58 Ft x 5.25 Ft

Primary Bedroom 12.92 Ft x 11.83 Ft

Bedroom 10.00 Ft x 10.75 Ft

Other 6.50 Ft x 4.33 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
IQ Real Estate Inc.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 4.00 Ft x 3.67 Ft

Storage 4.08 Ft x 3.58 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Other 9.25 Ft x 6.50 Ft