

\$259,900 - 410, 250 Sage Valley Road Nw, Calgary

MLS® #A2238376

\$259,900

2 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Investor & First-Time Buyer Alert! This is the best-priced townhouse in Calgary! This 2-bedroom townhouse in Sage Hill, NW Calgary, just had a huge price adjustmentâ€”and itâ€™s loaded with value. Enjoy the convenience of a ground-level entrance that opens to a spacious foyer with a coat closet before heading upstairs to the bright, open-concept main level.

The living room flows effortlessly into the kitchen and dining area, where youâ€™ll find access to a northwest-facing balconyâ€”perfect for sipping morning coffee or unwinding in the evening sun. The kitchen is designed for function with sleek black appliances, ample cabinetry, and plenty of counter space.

Down the hall, discover a spacious primary bedroom, a second bedroom, a 4-piece bathroom, and a laundry/utility room. In-floor heating keeps the entire unit cozy during Calgaryâ€™s winters, adding an extra touch of comfort youâ€™ll love. A hallway linen closet adds even more storage convenience. This home comes with an assigned parking stall, while the well-managed complex offers abundant visitor parking and green space. Ideally located close to parks, playgrounds, shopping, dining, banks, medical clinics, and public transitâ€”everything you need is just minutes away.

Built in 2014



Essential Information

MLS® #	A2238376
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	410, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	25
Zoning	M-1 d75

Listing Details

Listing Office	Real Broker
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