

# \$375,000 - 804, 881 Sage Valley Boulevard Nw, Calgary

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MLS® #A2257849

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where style meets convenience in this stunning 3-storey townhouse with 2 bedrooms, 1.5 bathrooms, and a single attached garage! From the moment you step inside, youâ€™ll love the bright, open-concept main floor with its spacious living room, dining area, and chef-inspired kitchen featuring stainless steel appliances, stone countertops, breakfast bar, and a corner pantry with loads of storage. Upstairs youâ€™ll find two large bedrooms, each with its own walk-in closet, plus a full bath. The balcony is perfect for BBQs, morning coffees, or just soaking up the sunshine. This location is hard to beat: just minutes to Sage Hill Crossing and Creekside Shopping Centre with Walmart, Costco, Co-op, Loblaws City Market, T&T Supermarket, Starbucks, Tim Hortons, and endless dining options at your fingertips. Surrounded by walking paths and green space, with quick access to Stoney Trail and Shaganappi Trail, youâ€™ll enjoy easy commutes and weekend adventures. Whether youâ€™re a first-time buyer, young professional, or investor, this home delivers the lifestyle youâ€™ve been waiting for: modern living in a growing community with everything right at your doorstep. Donâ€™t wait, Sonoma at Sage Hill is calling!

Built in 2014

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2257849      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,119         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 804, 881 Sage Valley Boulevard Nw |
| Subdivision | Sage Hill                         |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3R 0R4                           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Basement          | None                                                                               |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Balcony      |
| Lot Description   | Interior Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 31                   |
| Zoning         | M-1 d75              |
| HOA Fees       | 79                   |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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