$349,900 - 602, 250 Sage Valley Road Nw, Calgary

MLS® #A2235996

$349,900

2 Bedroom, 1.00 Bathroom, 789 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your meticulously maintained sanctuary in Sage Hill! This delightful NW exposed CORNER-UNIT condo offers an inviting OPEN-CONCEPT design, highlighted by durable LAMINATE and LINOLEUM FLOORING throughout the main living areas. The MODERN KITCHEN, complete with sleek GRANITE COUNTERTOPS and a STAINLESS STEEL WHIRLPOOL APPLIANCE PACKAGE, NEW BOSCH DISHWASHER, and NEW GARBAGE DISPOSAL, features extra cabinetry and space for a table, adding functionality and convenience to your daily routine. The thoughtfully designed 789 SQ.FT. main floor features TWO BEDROOMS and a 4-PIECE BATHROOM, with smart built-in storage optionsâ€"especially in the bathroom, where added shelving provides extra convenience. The PRIMARY BEDROOM includes a spacious WALK-IN CLOSET and a cozy BOOKSHELF NOOK. What truly sets this home apart is the MASSIVE 796 SQ.FT. UNFINISHED BASEMENT, loaded with potential. It includes ROUGH-INS FOR A FULL BATHROOM AND A BEDROOM, with portions already DRYWALLED and the entire space PROFESSIONALLY INSULATED. Whether you envision custom lower-level living quarters , gym, office, or media room, the groundwork has already been laidâ€"giving you a head start on creating your ideal space. The IN-UNIT LAUNDRY is conveniently located in the basement, keeping the main
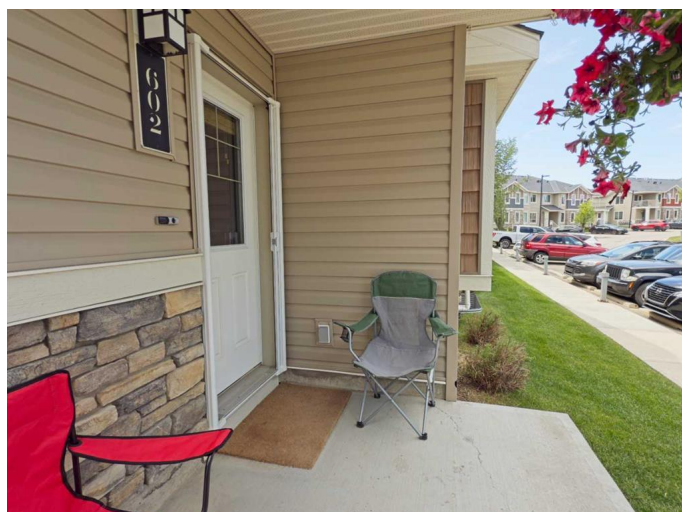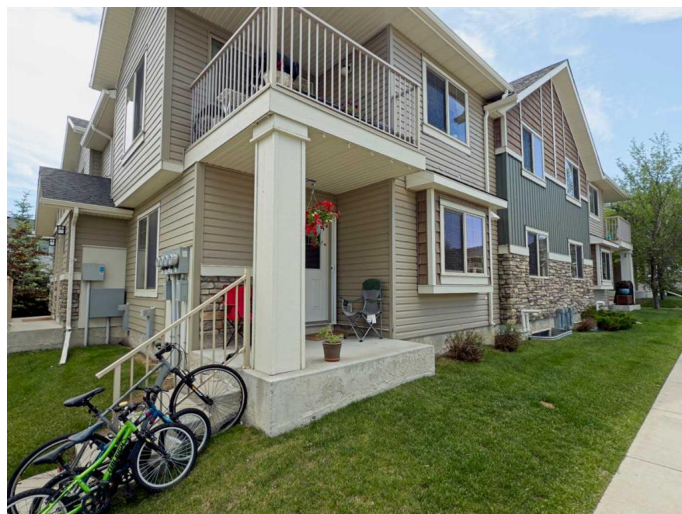
level clean and clutter-free. Enjoy the ease of MAIN FLOOR ENTRY and step out onto your PRIVATE PATIO—perfect for your morning coffee or winding down in the evening. Situated in a walkable and amenity-rich neighborhood, you're just steps from the Calgary Co-op Sage Hill Food Centre, scenic green spaces like Liam Field Park, and a seasonal outdoor rink. For parking, enjoy ONE ASSIGNED STALL right outside your door, along with PLENTY OF VISITOR PARKING for guests. Whether you're a first-time buyer, downsizing, or investing in a property with room to grow, this home blends comfort, potential, and long-term value. Schedule your showing today and experience the opportunity this rare Sage Hill gem has to offer.

Built in 2015

Essential Information

MLS® #	A2235996
Price	$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	789
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	602, 250 Sage Valley Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta

| Postal Code | T3R 0R6 |

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Bathroom Rough-in, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Standard
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

| Listing Office | IQ Real Estate Inc. |