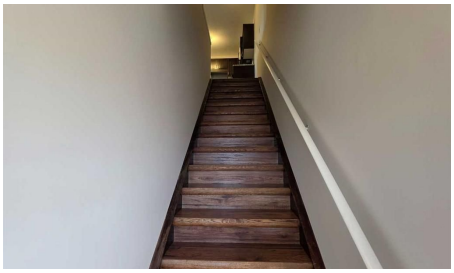
1707 250 Sage Valley Road NW

Calgary | Active | MLS® A2355797

$305,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2014**	**797.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this beautifully maintained end-unit condo in the sought-after community of Sage Hill, where modern style meets everyday convenience. Offering an inviting open-concept layout, this home showcases elegant laminate flooring throughout the main living spaces, stylish stone countertops, and a sleek kitchen complete with stainless steel appliances-perfect for entertaining or enjoying quiet evenings at home.

Designed with comfort in mind, the unit features two spacious bedrooms with newly installed carpeting, creating warm and relaxing retreats. A well-appointed 4-piece bathroom, in-suite laundry, and additional storage space provide all the practicality today's buyers are looking for.

Step outside to your large private covered patio, an ideal extension of your living space and the perfect setting for morning coffee, summer evenings, or simply unwinding after a long day.

As an end unit, you'll appreciate the added privacy and convenient access, while visitor parking located directly in front makes hosting family and friends effortless. Situated in one of Northwest Calgary's most desirable communities, you're just steps from shopping, restaurants, parks, walking paths, and everyday essentials, including Calgary Co-op Sage Hill Food Centre and nearby green spaces.

Whether you're a first-time buyer, downsizer, or savvy investor, this move-in-ready home offers exceptional value and pride of ownership in a thriving neighborhood. Combining low-maintenance living with modern finishes and unbeatable convenience, this is an opportunity you won't want to miss.

Discover everything Sage Hill has to offer-schedule your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355797
Bedrooms	2
Bathrooms	1
Year Built	2014
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	797.2 sq. ft.
Condo Fee:	$263.45
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1512163
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sagestone
Community:	Sage Hill
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Entrance · 4'7" × 3'8" ·
Main Floor	Living Room · 14'5" × 11'5" ·
Main Floor	Storage · 5'2" × 3'9" ·
Main Floor	Kitchen · 10'11" × 10'10" ·

Main Floor	Dining Room · 11'2" × 10'1" ·
Main Floor	Bedroom - Primary · 11'10" × 10'11" ·
Main Floor	Bedroom · 9'11" × 9'5" ·
Main Floor	Laundry · 8'7" × 4'8" ·
Main Floor	Balcony · 8'2" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Few Trees, Landscaped, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d75
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1707-250-sage-valley-road-nw-calgary-a2355797/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.