202 881 Sage Valley Boulevard NW

Calgary | Active | MLS® A2346360

$334,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2012**	**1,093.91 sq. ft.**

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Listed by RE/MAX First

A closer look

BEST PRICED TOWNHOUSE W/ AN ATTACHED GARAGE IN SAGE HILL. Welcome to Sonoma at Sage Hill! Offered for sale by its original owner, this beautifully maintained corner-unit townhome stands out for its exceptional natural light, added privacy and truly move-in-ready condition. With windows on multiple exposures, natural light fills the home throughout the day, while the coveted corner location offers greater privacy than interior units with only one shared wall. Inside, the bright, open-concept layout is both functional and inviting, featuring high ceilings and easy-care laminate flooring throughout the main living areas and upper level, with plush carpeting reserved for the stairs. At the heart of the home is a spacious kitchen designed for everyday living and entertaining, complete with a large island, breakfast bar, pantry and excellent storage. One of the home's most impressive features is the oversized balcony-approximately 80-100 sq. ft.-overlooking mature trees and creating a private outdoor extension of the living space. With plenty of room for comfortable seating and a BBQ, it's the perfect place to enjoy your morning coffee, unwind with an evening glass of wine or simply relax among the greenery. The single attached heated garage provides additional storage, including space under the stairs and a hanging storage rack, while two parking spaces add everyday convenience. Set within a quiet, family-friendly community, you'll be minutes from Sage Hill Crossing, parks, playgrounds and an extensive network of walking and biking pathways, with efficient access to Stoney Trail making it easy to get around the city. Bright, private and exceptionally well cared for, this original-owner corner unit offers the combination buyers are looking for: abundant natural light, a fantastic outdoor living space, excellent storage, an attached heated garage and a location that makes everyday life easy. Simply move in and enjoy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346360
Bedrooms	2
Bathrooms	2
Year Built	2012
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:	3 (or more) Storey
Total Living Area:	1,093.91 sq. ft.
Main Level Finished Area:	506.56 sq. ft.
Upper Level Finished Area:	486.5 sq. ft.
Condo Fee:	$295.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	Northwest
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	1310857
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Secured, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level, Other, See Remarks
HOA Fee:	$100.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sonoma at Sage Hill
Community:	Sage Hill
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Living Room · 14'3" × 12'6" ·
Main Floor	Kitchen · 9'4" × 8'9" ·

Main Floor	Dining Room · 10'6" × 7'9" ·
Main Floor	Laundry · 2'9" × 2'3" ·
Main Floor	Balcony · 101'10" × 8' ·
Upper Level	Bedroom - Primary · 12' × 10'1" ·
Upper Level	Walk-In Closet · 8'3" × 3'7" ·
Upper Level	Balcony · 6'6" × 1'10" ·
Upper Level	Bedroom · 12'5" × 10'6" ·
Upper Level	Walk-In Closet · 4'11" × 4'10" ·
Lower Level	Foyer · 14'2" × 3'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Level, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d75
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-881-sage-valley-boulevard-nw-calgary-a2346360/

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