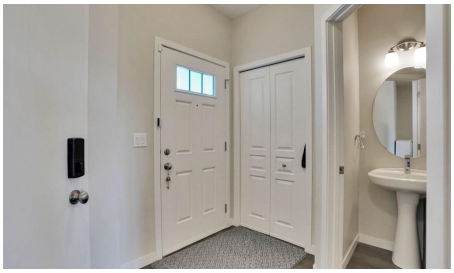
2104 881 Sage Valley Boulevard NW

Calgary | Active | MLS® A2357252

$459,999









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2013**	**1,367 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

WAKE UP TO BREATHTAKING VIEWS OF THE SCENIC RAVINE! Experience the perfect blend of natural beauty, modern comfort, and everyday convenience in this beautifully maintained WALKOUT HOME, nestled in the desirable community of Sage Hill. Overlooking a picturesque natural ravine, this property offers a peaceful retreat surrounded by nature while keeping you conveniently connected to walking and cycling pathways, shopping, restaurants, transit, and everyday amenities.

Step inside to a thoughtfully designed OPEN-CONCEPT MAIN FLOOR featuring durable vinyl flooring, granite countertops, full-height kitchen cabinetry, and stainless steel appliances. The spacious kitchen is both stylish and functional, offering abundant counter space, generous storage, and an oversized peninsula with seating for four. Flowing seamlessly into the dining and living areas, this inviting layout is perfect for everyday living and entertaining. A versatile main-floor flex space adds even more functionality, ideal for a home office, reading nook, or creative workspace.

Upstairs, you'll find TWO GENEROUSLY SIZED PRIMARY BEDROOMS, each featuring its own PRIVATE ENSUITE and WALK-IN CLOSET, offering exceptional comfort, privacy, and convenience. Upper-floor laundry further enhances the practicality of this well-planned home.

The FULLY FINISHED WALKOUT BASEMENT WITH A SEPARATE ENTRANCE TO THE BACKYARD adds valuable living space and versatility. Whether you envision a cozy family retreat, entertainment area, or additional recreational space, this finished lower level provides flexibility to suit your lifestyle. Direct backyard access creates a wonderful connection to the outdoors, allowing you to enjoy the peaceful surroundings and scenic ravine setting.

Enjoy added peace of mind with several significant recent improvements, including a NEWER MICROWAVE HOOD FAN (APRIL 2026), NEW HOT WATER TANK (OCTOBER 2026), and NEW ASPHALT ROOF SHINGLES (SEPTEMBER 2026). A water softener provides additional everyday comfort and convenience.

AN EXCEPTIONAL OPPORTUNITY-PRICED BELOW THE 2026 CITY ASSESSMENT! With a 2026 CITY OF CALGARY PROPERTY TAX ASSESSMENT OF $500,500, this home is being offered at an asking price below its assessed value! An exciting opportunity for buyers seeking a beautifully maintained home with desirable features, recent upgrades, and an outstanding natural setting.

MORE THAN JUST A HOME-IT'S A LIFESTYLE SURROUNDED BY NATURE! From the breathtaking ravine views and fully finished walkout basement to the functional double-primary-bedroom layout and thoughtful upgrades, this Sage Hill property brings together comfort, flexibility, and convenience in one exceptional package.

DON'T JUST IMAGINE THE VIEW-COME EXPERIENCE IT FOR YOURSELF! Opportunities like this deserve a closer look. BOOK YOUR PRIVATE SHOWING TODAY and discover everything this remarkable home has to offer!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2357252
Bedrooms	2
Bathrooms	3
Year Built	2013
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:	1,367 sq. ft.
Main Level Finished Area:	659.8 sq. ft.
Upper Level Finished Area:	707.21 sq. ft.
Below Grade Finished Area:	620.51 sq. ft.
Condo Fee:	$333.37
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	12,632 sq. ft.
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls

Total Rooms Above Grade:	7
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1512003
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Wood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level

HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sonoma at Sage Hill
Community:	Sage Hill
Amenities:	Park, Parking, Playground, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Den · 11'4" × 8' ·
Main Floor	Dining Room · 13'2" × 8'1" ·
Main Floor	Foyer · 7'10" × 7' ·
Main Floor	Kitchen · 11'11" × 10'2" ·
Main Floor	Living Room · 13'2" × 11'4" ·
Main Floor	Pantry · 2'1" × 1'11" ·
Upper Level	Bedroom · 14'11" × 13'11" ·
Upper Level	Laundry · 6'1" × 6' ·
Upper Level	Bedroom - Primary · 14' × 13' ·
Upper Level	Walk-In Closet · 5' × 4'7" ·
Upper Level	Walk-In Closet · 5' × 4'11" ·
Basement	Game Room · 22'5" × 18'6" ·
Basement	Storage · 11'9" × 8'3" ·
Basement	Storage · 7'7" × 7' ·
Basement	Furnace/Utility Room · 7'11" × 7'7" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance
Exterior Features:	Balcony, Playground, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Backs on to Park/Green Space, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2104-881-sage-valley-boulevard-nw-calgary-a2357252/

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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.