404 250 Sage Valley Road NW

Calgary | Active | MLS® A2345675

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2013**	**859.22 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Landan Real Estate

A closer look

This is a gorgeous UPPER CORNER END UNIT located in a WELL-MANAGED PET-FRIENDLY complex which offers excellent VIEWS from both the living/dining room and the PRIVATE COVERED BALCONY. Tastefully painted throughout, this turn-key home is flooded with NATURAL LIGHT thanks to its LARGE WINDOWS and desirable CORNER LOCATION. The OPEN-CONCEPT FLOOR PLAN features a spacious kitchen and dining area, with plenty of room to comfortably accommodate 6-8 guests. The living room is perfectly positioned to maximize the SPECTACULAR VIEWS and provides direct access to the private covered balcony. The master bedroom is generously-sized and can easily accommodate a queen-sized bed along with additional dressers. The second bedroom is ideal for a roommate, guest room, or home office. The full 4-piece bathroom features a relaxing soaker tub/shower combo and is conveniently located adjacent to the combined laundry and storage room. This condo also includes an ASSIGNED PARKING STALL (#44) located right out front. The entire unit is equipped with HEATED FLOORS (recently serviced), providing year-round comfort and efficiency, and also features a BRAND NEW ROOF IN 2025. The complex is exceptionally WELL-MANAGED and offers LOW CONDO FEES, making it an attractive and affordable option for first-time buyers, down-sizers, or empty nesters. Situated in the desirable community of Sage Hill, residents enjoy easy access to SHOPPING, SCHOOLS, RESTAURANTS, WALKING PATHS, PLAYGROUNDS, and RECREATIONAL AREAS. Sage Hill offers a FAMILY-FRIENDLY atmosphere and a quiet, comfortable lifestyle while still being close to all the conveniences of urban living. Conveniently located near major transportation routes, this home provides quick access both into the city and west to the mountains. It truly offers the perfect blend of comfort, convenience, affordability, and location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345675
Bedrooms	2
Bathrooms	1
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:	Bungalow
Total Living Area:	859.22 sq. ft.
Main Level Finished Area:	36.9 sq. ft.
Condo Fee:	$263.45
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1411385
Heating:	In Floor, Hot Water
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone, Vinyl Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$78.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sagestone
Community:	Sage Hill
Amenities:	Bicycle Storage, Gazebo, Laundry, Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 6' × 5'2" ·
Upper Level	Kitchen With Eating Area · 15'2" × 12'1" ·
Upper Level	Living Room · 14'5" × 10'5" ·
Upper Level	Laundry · 8'7" × 4'9" ·

Upper Level	Balcony · 8'2" × 8'2" ·
Upper Level	Bedroom - Primary · 11'8" × 10'8" ·
Upper Level	Bedroom · 10'3" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Lawn, Level, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d75
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-250-sage-valley-road-nw-calgary-a2345675/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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