



903, 881 Sage Valley Boulevard  
Calgary, Alberta

MLS # A2310671



**\$368,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 296

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** Dishwasher, Washer/Dryer Stacked, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, doorbell camera and camera over garage

This is the one you have been waiting for! Discover the perfect blend of convenience, tranquility and comfort in this thoughtfully laid out and well maintained townhouse. From the moment you step inside, the pride of ownership will be apparent. Featuring a welcoming white kitchen with quartz countertops, soft close cabinets, stainless steel appliances and a large pantry, there is no shortage of storage. Enjoy your morning coffee in your breakfast nook overlooking the large patio doors, or relax on your oversized balcony. The large living room has plenty of space for entertaining and relaxing alike, with a two piece bathroom and laundry area completing this level. Upstairs you will find two generous sized bedrooms, one with a juliet balcony and both with large walk-in closets. The property boasts a large single attached garage that fits a truck, with additional parking for another vehicle in the driveway. A well managed complex has kept the condo fees low, making this truly a gem of a property. Located just minutes from Sage Hill Crossing, Creekside Shopping Centre, Beacon Hill, and major retailers including Costco, Walmart, T&T Supermarket., along with quick access to Stoney Trail and Shaganappi Trail, commuting anywhere in the city is a breeze. This one won't last. Book your private showing today!