

# \$375,000 - 804, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2257849

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where style meets convenience in this stunning 3-storey townhouse with 2 bedrooms, 1.5 bathrooms, and a single attached garage! From the moment you step inside, youâ€™ll love the bright, open-concept main floor with its spacious living room, dining area, and chef-inspired kitchen featuring stainless steel appliances, stone countertops, breakfast bar, and a corner pantry with loads of storage. Upstairs youâ€™ll find two large bedrooms, each with its own walk-in closet, plus a full bath. The balcony is perfect for BBQs, morning coffees, or just soaking up the sunshine. This location is hard to beat: just minutes to Sage Hill Crossing and Creekside Shopping Centre with Walmart, Costco, Co-op, Loblaws City Market, T&T Supermarket, Starbucks, Tim Hortons, and endless dining options at your fingertips. Surrounded by walking paths and green space, with quick access to Stoney Trail and Shaganappi Trail, youâ€™ll enjoy easy commutes and weekend adventures. Whether youâ€™re a first-time buyer, young professional, or investor, this home delivers the lifestyle youâ€™ve been waiting for: modern living in a growing community with everything right at your doorstep. Donâ€™t wait, Sonoma at Sage Hill is calling!

Built in 2014

## Essential Information



MLS® #	A2257849
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	804, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R4

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Interior Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	50
Zoning	M-1 d75
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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