

\$375,000 - 707, 881 Sage Valley Boulevard Nw, Calgary

MLS® #A2245301

\$375,000

2 Bedroom, 2.00 Bathroom, 1,202 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SUNDAY AUGUST 3rd from 1:00-3:00pm...Offering over 1200 square feet of living space, this three-story 2 bedroom and 1.5 bath unit in Sonoma at Sage Hill is available for you today. Boasting a quiet inside location in the complex, you don't have to worry about pesky road noise. There is an attached single garage and a driveway meaning two cars can be comfortably parked. The main level offers an open plan living room, kitchen and dining adorned with wide plank vinyl flooring. The kitchen has quartz counters, tile backsplash, stainless appliances, corner pantry and full height upper cabinets. The in-suite laundry and a two-piece powder room complete this level. Upstairs you will find two large bedrooms and a shared four-piece bathroom, also with quartz counters and enjoying direct access from the primary bedroom. There is a west facing balcony off the first level for your sunshine requirements and the back of the home has plentiful green space for added space and comfort. Affordable condo fees of \$295.73 per month is great for the budget. The pet policy allows up to one pet per unit, subject to board approval. Close to many retail and dining amenities and easy access to Shaganappi and Stoney Trails this is a full package. Come and see for yourself today.

Built in 2015

Essential Information



707-881 Sage Valley Blvd NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1202.39 sq ft



Main Floor
Exterior Area 107.21 sq ft

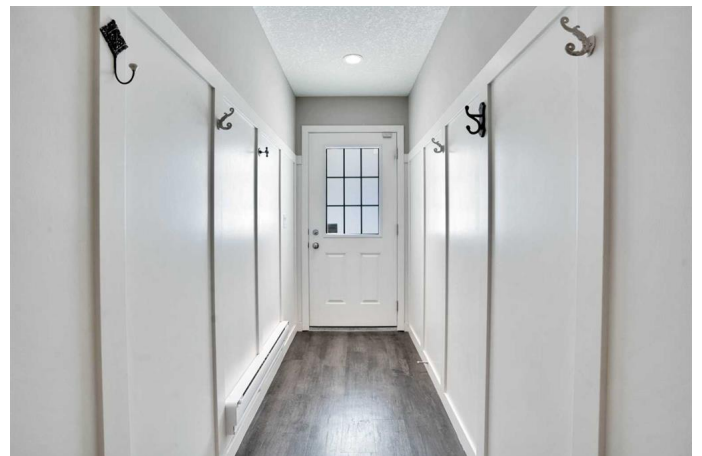
Upper 1 Floor
Exterior Area 503.11 sq ft

Upper 2 Floor
Exterior Area 532.01 sq ft

PREPARED: 2025/06/01

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

IGUIDE



MLS® #	A2245301
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,202
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	707, 881 Sage Valley Boulevard Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R4

Amenities

Amenities	Park, Visitor Parking, Trash
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
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Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	8
Zoning	M-1 d75
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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