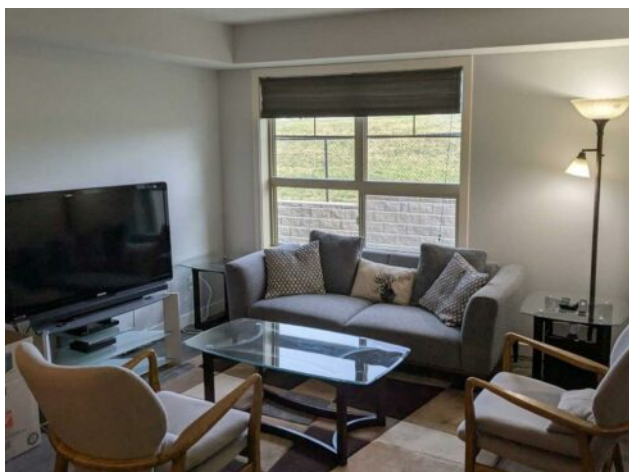


**209, 250 Sage Valley Road NW
Calgary, Alberta**

MLS # A2219645



\$339,000

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	892 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Outstanding finishing in this original owner 900 sqft townhouse plus fully finished basement in a super quiet location with views of the sports field. Level entry, 2 bedrooms, 2 bathrooms. Lots of upgrades: high baseboards, track lighting, granite counters (bathroom too), glass backsplash, stainless steel appliances, microwave/hoodfan, large windows. Lovely basement with a custom fir bar with fridge, corner electric fireplace, plus a storage/workshop room. Well worth viewing. 209, 250 Sage Valley Rd NW.