



GRASSROOTS
REALTY GROUP

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2203, 450 Sage Valley Drive NW
Calgary, Alberta

MLS # A2232526



\$325,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the heart of Sage Hill, where thoughtful design meets everyday comfort. This beautifully upgraded 2-bedroom, 2-bathroom low-rise condo is the perfect blend of function and style. Step inside and fall in love with the STUNNING kitchen - a true centerpiece featuring a built-in microwave and wall oven, a sleek cooktop with a designer hood fan, and rich cabinetry that adds warmth and elegance. The open layout offers a dedicated space for your dining table, while the island provides additional seating. Luxury vinyl plank flooring flows through the kitchen, dining, primary and living areas, creating a seamless and modern feel. Plush carpet adds comfort to both bedrooms, chic tile completes the bathrooms, and natural light pours in from the west-facing windows, bathing the entire space in sunshine. The living room is spacious and easy to furnish, while the private balcony (with gas hookup) is perfect for summer BBQs and evening sunsets. The primary suite is a true retreat, offering a walk-through closet and a luxurious 4-piece ensuite with double vanities, spa-inspired shower, and ample storage. The second bedroom is bright and versatile, located next to a 4-piece bathroom complete with a tub shower. Additional features include: convenient in-suite laundry, neatly tucked away with extra shelving, an above-ground parking stall, ideally located near the front entrance, and a secure underground storage locker for seasonal and bulky items. Sage Hill is one of NW Calgary's most desirable communities - surrounded by green space, walking paths, and natural ravines. You'll love the proximity to grocery stores, restaurants, shopping, and fitness centers, with easy access to Stoney Trail, Shaganappi Trail, and major commuter routes. Whether you're heading downtown or out of town, getting where you need to go is simple.

Perfect for first-time buyers, downsizers, or investors - this condo checks all the boxes. A truly SMART move!