



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3103, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2254987**



**\$259,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 581 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                   |                   |          |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                                                                         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                                         | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                 | <b>Condo Fee:</b> | \$ 338   |
| <b>Basement:</b>   | -                                                                                                 | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                                                                                        | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | -                                                                                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

Welcome to Sage Place Unit #3103, where 581 sq ft feels remarkably spacious! This bright and inviting open floor plan is enhanced by a large NE balcony door, flooding the unit with natural light. Enjoy a sophisticated living experience with modern finishes, including upgraded lighting and hardware, elegant quartz countertops, and custom blinds in the primary bedroom. The tiled bathroom floor adds a touch of luxury, while the versatile flex space at the front entry offers additional functionality. The peninsula island not only provides ample prep space but also serves as a stylish seating area for hosting. You'll have the flexibility to create a dedicated dining area or expand your living room for even more comfort. Stay cool during the warm months with air conditioning—perfect for those 28 days a year when it's truly needed! The primary bedroom is generously sized, featuring a spacious walk-in closet and convenient access to the main bathroom. The double balcony, surrounded by mature landscaping, offers a rare sense of privacy and feels surprisingly expansive—an exclusive feature of the main floor units. Plus, your parking space is just steps away, located less than 10 feet from the balcony and positioned directly in front of the unit. With only one common wall, this unit provides a serene living environment. Don't miss your chance to experience modern living at its finest in this stunning unit!