



GRASSROOTS
REALTY GROUP

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**2209, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2281412



\$325,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Composite Siding, Stone, Wood Frame
Foundation:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 502
LLD:	-
Zoning:	M-1 d100
Utilities:	-

Inclusions: N/A

Welcome to Sage Hill, where comfort and convenience come together in this beautifully upgraded 2-bedroom, 2-bathroom low-rise condo. The kitchen is a true standout with rich cabinetry, a large island with seating, and plenty of space for everyday living and entertaining. The open layout includes a dedicated dining area and a bright, spacious living room that's easy to furnish. Luxury vinyl plank flooring runs through the main living areas for a modern, seamless look, while both bedrooms feature soft carpet for added comfort. West-facing windows fill the home with natural light, and the private balcony with a gas hookup is the perfect spot to enjoy summer evenings. The primary bedroom includes a walk-through closet and a 4-piece ensuite with double sinks and great storage. The second bedroom is bright and versatile, located next to a second full bathroom with a tub/shower combo. You'll also love the in-suite laundry with extra shelving, air conditioning via the wall unit in the living room, a titled underground parking stall and a secure underground storage locker for seasonal items. Sage Hill is a fantastic NW community with walking paths, green space, nearby shopping, restaurants, and quick access to Stoney Trail and Shaganappi Trail. Perfect for first-time buyers, downsizers, or investors—this home checks all the boxes!