



GRASSROOTS
REALTY GROUP

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**4402, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2283053



\$375,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to refined top-floor living in the heart of NW Calgary's Sage Hill. This spacious 2-bedroom, 2-bathroom corner residence offers 975 sq.ft. of thoughtfully designed living, ideal for professionals, families, or those seeking a well-appointed downsize without compromise. Positioned on the top floor, the home is flooded with natural light through multiple windows, enhanced by 9-foot ceilings that create an airy and comfortable sense of openness. Upon entry, a versatile den provides the perfect space for a home office, reading nook, formal dining or additional seating area. The open-concept living and kitchen area forms the heart of the home, anchored by an upgraded oversized island—ideal for everyday living and effortless entertaining. Finished with luxury vinyl plank flooring, a premium appliance package, and clean contemporary lines, the kitchen balances style with functionality. The living area is warmed by a sleek electric fireplace, creating a welcoming atmosphere year-round. The primary bedroom features a private ensuite, while the second bedroom offers flexibility for guests or work-from-home needs. Step outside to the private balcony and enjoy open, panoramic views—a quiet place to unwind at the end of the day. Additional highlights include air conditioning, custom built-in closet shelving for efficient storage, an extra large underground parking stall, assigned storage locker, and a location steps from the elevator for seamless access from parkade to suite. Thoughtfully designed and exceptionally well located, this top-floor corner unit offers a rare combination of space, light, and comfort. Whether you're entering the market or simplifying your lifestyle, this home delivers a balanced, low-maintenance living experience in one of NW Calgary's most connected communities. Call your favourite Realtor to

book a private showing today!