



**2404, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2145999



\$309,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	608 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 356
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, Storage		

Inclusions: N/A

TOP FLOOR, 2 BED, END UNIT! VACANT FOR QUICK POSSESSION! Highly desirable complex in the family orientated community of Sage Hill, this modern 2 bedroom sun filled condo is sure to impress. The functional yet open floor plan features high 9 ft ceilings, a kitchen fitted with plenty of modern white cabinetry, a stainless-steel appliance package, and thick quartz counters continuing over the peninsula which is accented with pendant lighting. The living room offers plenty of space to relax, and direct access to your private balcony with a natural gas line for evening BBQ's and unobstructed views! The views continue as you head into the primary bedroom which provides added privacy. Next to is the second bedroom that is perfect for a home office, guests, or a young one in the family. There is a full 4-piece bathroom where the quartz counters continue, and a soaker tub. Insuite laundry, conveniently located assigned parking stall, walking distance to shopping and trails, and a well run complex with low condo fee's are just a few more features of this great property that is perfect for owners or investors!