



**4303, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2150954



\$385,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	844 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Quartz Counters, Sauna, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Couch, Electric Fireplace, Bedroom Set, Counter Stools (6), Kitchen Table & Chairs, Napoleon Gas BBQ

Welcome to your contemporary 2 bed, 2 bath condo nestled in the heart of Sage Hill, offering an ideal blend of comfort and convenience. Perfectly suited for first-time buyers, investors, or those looking to downsize, this stylish residence boasts a spacious open layout with high-quality laminate flooring that exudes warmth and charm. Step into the well-appointed kitchen featuring stainless steel appliances, a generous quartz island, ample cupboard space, and a custom pantry, catering to both culinary enthusiasts and everyday dining needs. The primary bedroom is complemented by a 4-piece ensuite and a walkthrough closet, while a sizable second bedroom and another full bath provide flexibility and comfort. Convenient in-unit laundry enhances everyday living. From the living area, patio doors lead to your south-facing balcony (6' x 11'), perfect for enjoying sunny days and alfresco dining with friends and family. Included for your convenience and enjoyment are a TITLED, OVERSIZED CORNER underground heated parking stall, complete with additional storage space, ensuring ample room for both your vehicle and recreational gear. As a bonus, this home comes furnished with a cozy couch, electric fireplace, complete bedroom set, stylish counter stools, kitchen table with chairs, and a Napoleon gas BBQ — all included at no extra cost. Located in the sought-after community of Sage Hill, you'll benefit from proximity to scenic walking and biking paths, essential amenities such as Shoppers Drug Mart and grocery stores, fitness centers, and various beauty salons. Easy access to Stoney Trail ensures effortless travel throughout Calgary and beyond. This condo presents a rare opportunity to own in one of Calgary's most vibrant neighbourhoods, offering a blend of modern living, accessibility, and community convenience. Don't miss your chance

– schedule your viewing today and envision your new lifestyle at Sage Place!