



**2207, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2168084



\$359,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	841 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: None

Perhaps THE nicest two-bedroom condo available within the Northern Hills communities! Once you've entered, you will know you are home! Step inside and be greeted by the open and inviting front foyer. A lovely, upgraded kitchen sits to the left, with a good-size dining area to the right. Most importantly, the dining area is situated away from the front entry way. The kitchen boasts white cabinetry, quartz counter-tops and stainless-steel appliances. Just beyond lies the bright and spacious living room, which also gives access to the cozy, west facing deck. This home also features two good-sized bedrooms, including a primary suite with a beautiful 5-pce ensuite and a large walk-thru closet. The laundry room is within the suite and allows for some extra storage. One 'Titled' parking stall also comes with this home! Other benefits include air conditioning, underground storage cage, BBQ gas line on the deck, vinyl flooring, 'Hardie' board siding, walk to city parks, tot lots, shopping, restaurants, and other amenities. Finally, this home's location provides easy access to many major roadways, both to the downtown core, as well as to highway one, should you want to spend the day in Banff or Canmore! Do not miss out on this opportunity!