



**1208, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2171253



\$358,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	830 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover your new home in Sage Place, where this inviting 830 Sq.Ft. unit awaits your arrival! With TWO generous BEDROOMS and TWO FULL BATHROOMS, this apartment offers a bright east-facing exposure that fills the living space with delightful morning sunlight. Enjoy the convenience of amenities such as ensuite laundry, extra pantry space, a breakfast bar, a walk-in closet, and additional storage. This unit also features TITLED UNDERGROUND PARKING and extra STORAGE for your ease. Perfectly situated near essential amenities like Calgary Co-op, Shoppers Drug Mart, dental and optometry clinics, a veterinary hospital, and Active Start Child Care, you'll also find plenty of fitness and dining options nearby, including Anytime Fitness and Leopold's Tavern. Plus, with easy access to Stoney Trail and Calgary Airport, commuting is a breeze!