



GRASSROOTS
REALTY GROUP

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**4104, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2207426



\$294,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Welcome to this completely upgraded 2-bedroom, 1-bathroom main floor condo, perfect for first-time homebuyers, young professionals, or savvy investors! This like-new unit exudes pride of ownership and offers a bright, open layout with modern finishes throughout. Step into a space featuring luxury vinyl plank flooring, sleek upgraded light fixtures with LED lighting, and stylish under-mount sinks. The bathroom boasts a rainfall shower, while the kitchen is a true highlight with stainless steel appliances, quartz countertops, a breakfast bar, built-in pantry, and upgraded pot drawers. Enjoy the convenience of direct access to street parking and the added privacy of only one neighbor. This unit also includes in-suite laundry, an underground storage locker, and a titled parking stall for your convenience. The spacious ground-floor patio provides an inviting outdoor space, complete with a BBQ gas line, perfect for grilling and enjoying the outdoors. You'll also have easy access to the shopping plaza just across the street, which features essential amenities like Calgary Co-op, Shoppers Drug Mart, dental and optometry clinics, a veterinary hospital, and Active Start Child Care. Fitness enthusiasts will love the proximity to Anytime Fitness, and Leopold's Tavern is just around the corner for dining. T&T Supermarket is also just minutes away, making grocery shopping a breeze. With quick access to Stoney Trail and Calgary Airport, commuting is a snap. Don't miss your chance to see this fantastic condo in a prime location—schedule a showing today!