

\$334,888 - 4109, 450 Sage Valley Drive Nw, Calgary

MLS® #A2225117

\$334,888

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

WELCOME TO YOUR NEW HOME! Donâ€™t
PAY someone else mortgage and become a
homeowner and start building your EQUITY.
The complex of Sage Place is in NW
community of Sage Hill that offers blend of
convenience of shops, banking, restaurants,
parks, schools, bike paths, and transit. This
pride of ownership main floor condo features
over 850 sqft of living space located in the 4th
building. The condo comes with 2 spacious
bedrooms + 2 bathrooms + 1 outdoor titled
parking stall + 1 assigned underground heated
storage cage. The open concept floorplan
offers AMAZING kitchen with upgraded kitchen
cabinets with ample of storage space, large
island, subway tile backsplash, stainless steel
appliances and quartz countertop. The inviting
living room leads you onto a massive south
facing 25 ft x 8 ft patio with one 1 neighbour.
The primary bedroom offers walk-in closet and
5-piece ensuite with his/her sink and quartz
countertop. On the opposite side, you will find
a 2nd bedroom and full 4-piece bathroom and
in unit full size washer/dryer. Conveniently
located just across the street from Sage Hill
Plaza and Walmart & T&T and shops are
minutes away. Quick access to Shaganappi
Trail, 144 Ave and Stoney Trail. Mins from
Beacon Hill & Costco and YYC airport.
Donâ€™t miss out on this opportunity. View
Today!!

Built in 2017



Essential Information

MLS® #	A2225117
Price	\$334,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4109, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Outside, Paved, Plug-In, Stall, Titled

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	May 29th, 2025
Days on Market	21
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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