

\$355,000 - 1106, 450 Sage Valley Drive Nw, Calgary

MLS® #A2187470

\$355,000

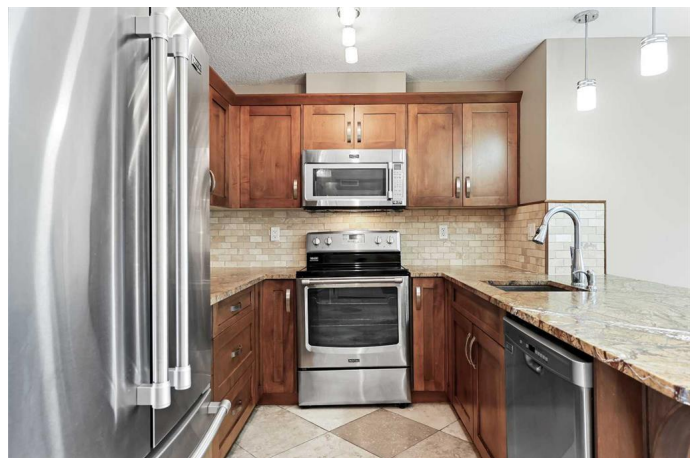
2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome home! This amazing first home, or investment property offers a perfect blend of convenience and community. This condo, situated in the desirable neighbourhood of Sage Hill, features a well-designed interior, including an outdoor balcony with a gas hookup, and is enhanced by air conditioning. The modern open concept unit boasts two bedrooms and two full bathrooms, with the primary bedroom featuring a large walk-through closet to your private 4pc ensuite, presenting a harmonious combination of comfort and tranquility. The kitchen stands out with its stainless steel appliances, generous storage, and ample counter space, ideal for both entertaining and everyday living. The open-concept layout ensures a smooth transition between the living, dining, and kitchen areas. With this being a ground floor unit, you can step out onto the balcony to enjoy fresh air and pleasant views, or use the patio door for your own private entry. This condo is conveniently located just across the street from endless amenities, including shopping and dining, while convenient access to Shaganappi Tr, Stoney Tr, and 144 Ave ensures a quick commute across the city. Additionally, the condo includes titled underground parking for added convenience. Call your favourite agent to book your private showing today!

Built in 2015



Essential Information

MLS® #	A2187470
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	1106, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features None

Construction Composite Siding, Concrete, Wood Frame

Additional Information

Date Listed January 23rd, 2025

Days on Market 50

Zoning M-1

Listing Details

Listing Office eXp Realty

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