\$398,000 - 1312, 450 Sage Valley Drive Nw, Calgary

MLS® #A2194727

\$398,000

2 Bedroom, 2.00 Bathroom, 939 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Check out our Virtual Tour! This 3rd-floor corner unit is filled with natural light from its southeast exposure, offering stunning sunrises every morning! Featuring updated carpet, modern flush mount lights, and air conditioning, this thoughtfully designed home includes 2 spacious bedrooms, 2 full bathrooms, a versatile den/extra living area, and 2 titled parking spots (one underground, one outdoor).

The very large kitchen enjoys quartz countertops, stainless steel appliances, ample storage, and a spacious eat-up island with room for threeâ€"perfect for cooking and entertaining. The bright living area features an electric fireplace and access to a private patio with a gas lineâ€"ideal for BBQs.

The primary bedroom offers a generous walk-in closet and a 4-piece ensuite, while the second bedroom, located on the opposite side of the condo for privacy, is spacious and conveniently near the second 4-piece bathroom.

Enjoy the added flexibility of a den/extra seating area. With gas and water included in condo fees, plus easy access to Stoney Trail and nearby amenities, this home is a must-see! You can easily walk to Co-op, Shoppers, the bank, Timmy's and lots of restaurants/pubs. You are also just minutes away from Stoney Trail. Making your commute







to work a breeze. Like to stay active? Endless walking/biking routes around Sage Hill & Nolan Hills ponds, baseball diamonds and outdoor rink. Close to schools and various playgrounds as well!

Call today to book your private showing!

Built in 2015

Essential Information

MLS® # A2194727 Price \$398,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 939
Acres 0.00
Year Built 2015

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Active

Community Information

Address 1312, 450 Sage Valley Drive Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R0V5

Amenities

Amenities Elevator(s), Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Stall, Underground, Parkade

Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator,

Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner

Heating Baseboard

Cooling Wall/Window Unit(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

of Stories 4

Exterior

Exterior Features Balcony

Construction Composite Siding, Wood Frame

Additional Information

Date Listed February 18th, 2025

Days on Market 24

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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