

# \$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	Stall, Titled, Outside, Paved, Plug-In

## 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	3
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	KIC Realty
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