

\$350,000 - 3111, 450 Sage Valley Drive Nw, Calgary

MLS® #A2085246

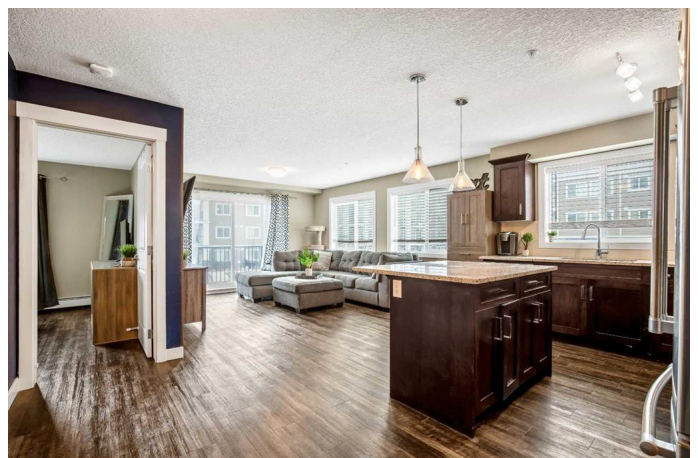
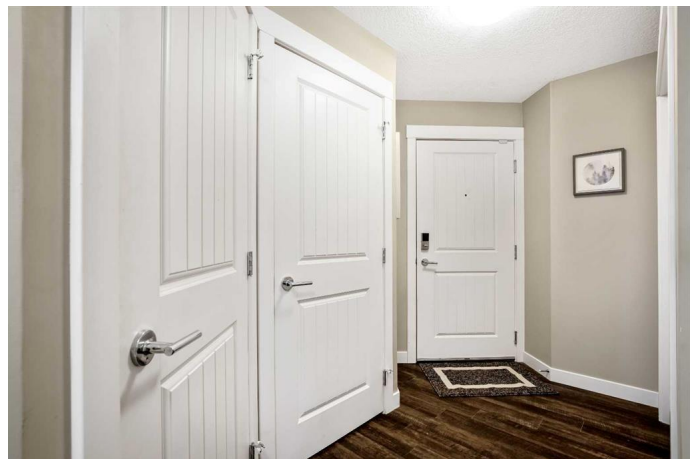
\$350,000

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

WELCOME HOME! This Beautiful CORNER UNIT w/ Private Oversized Ground Floor Patio is located in the HIGHLY DESIRABLE Sage Place Complex in SAGE HILL! You will LOVE everything this Beautiful 2 Bed 2 Bath AIR CONDITIONED Home has to offer, from the Large Open Concept Design to the Stylish & Modern Upgrades & finishes throughout! Boasting nearly 900ft, VINYL PLANK Flooring, Unique Feature Walls & an Abundance of NATURAL LIGHT compliments of the Large Vinyl WINDOWS throughout. This Lovely Home also showcases a CHEF'S Kitchen featuring STONE Counters, STAINLESS STEEL Appliances, Large Island w/ Breakfast Bar & plenty of Cabinets & Counter Space! Just off the Kitchen is the BRIGHT & SPACIOUS Living Room & conveniently opens to the PRIVATE OUTDOOR PATIO w/ BBQ gas line. Completing this Gem is a Generously Sized Master Bedroom w/ WALK-THROUGH CLOSET & Full PRIVATE 5pc ENSUITE, 2nd Bedroom/Office, an Additional FULL Bathroom & the Convenience of IN-SUITE LAUNDRY! This Unit also includes 2 TITLED PARKING Stalls (1 HEATED UNDERGROUND + 1 ABOVE) & plenty of additional Guest Parking! This Well Managed Complex is PET FRIENDLY (w/ board approval) & also offers LOW CONDO FEES! Centrally located, close to the POND & PATHWAYS & just steps to Great Schools, Transit, Outdoor Activities, Parks & Playgrounds, Sage Hill Quarter



shopping mall, Restaurants, Fitness Centres &
MORE! Simply MOVE IN & Enjoy the
RELAXING Lifestyle of living at SAGE PLACE!

Built in 2015

Essential Information

MLS® #	A2085246
Price	\$350,000
Sold Price	\$347,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3111, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

Amenities

Amenities	Parking, Secured Parking, Service Elevator(s), Visitor Parking
Parking Spaces	2
Parking	See Remarks, Stall, Titled, Underground

Interior

Interior Features	See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Other
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 16th, 2023
Days on Market	13
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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