

\$354,900 - 4203, 450 Sage Valley Drive Nw, Calgary

MLS® #A2113469

\$354,900

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Back on the market - financing fell through. Welcome to your new home in the community of Sage Hill, located across from Sage Hill Quarter shopping centre where everything you need is right at your doorstep. This prime location with shopping centre, restaurants, grocery stores and parks within close proximity combines convenience with a serene atmosphere. Easy access to Shaganappi Trail, Stoney Trail and 144 Ave allows for a quick commute.

This modern and spacious 2-bedroom. 2-bathroom second floor unit has a bright and open concept layout and comes complete with air conditioning, quartz counter tops, upgraded white cabinets, stainless steel appliances, in-suite laundry, vinyl plank flooring throughout and balcony with gas hookup.

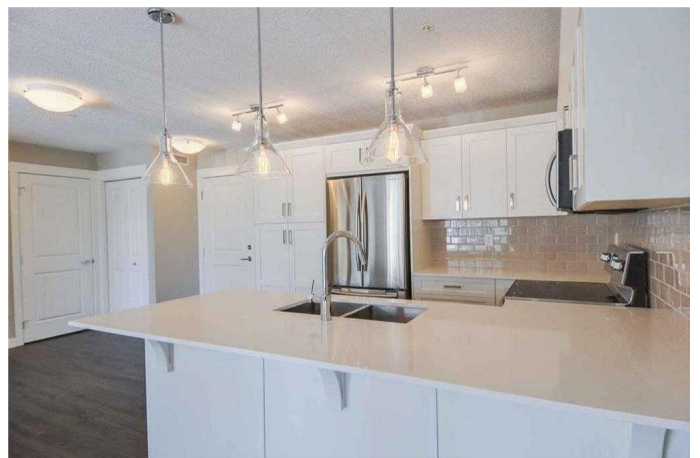
The open concept layout is designed to maximize space and comfort and ensures seamless flow between the kitchen and living spaces.

The kitchen features stainless steel appliances, counter depth French door fridge, ample storage in soft close cabinets, gourmet pantry upgrade, plenty of counter space, quartz countertops and eating bar with pendant lights.

The living room has a sliding door to the south facing balcony which lets in an abundant amount of sunlight.

The two bedrooms are located on opposite ends of the condo.

The spacious primary bedroom features a



walk-through closet with shelving which leads to the elegant ensuite bathroom with double sink quartz counter top vanity, walk-in shower with sliding glass door plus built in storage cabinetry.

The second good size bedroom is located next to the second full bathroom with a tub for added convenience.

Enjoy the convenience of in-suite laundry room with stacked washer & dryer, storage space and shelving.

Titled stall parking with plug-in located directly in front of the main entrance and underground assigned storage unit are also included. The sofa and love seat can be included at no additional charge so long as both are taken together.

The seller of this very well kept unit just moved out and is the original owner (was never rented).

Built in 2017

Essential Information

MLS® #	A2113469
Price	\$354,900
Sold Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4203, 450 Sage Valley Drive Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 25th, 2024
Days on Market	12
Zoning	M-1d100
HOA Fees	79.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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