

\$349,900 - 3108, 450 Sage Valley Drive Nw, Calgary

MLS® #A2114727

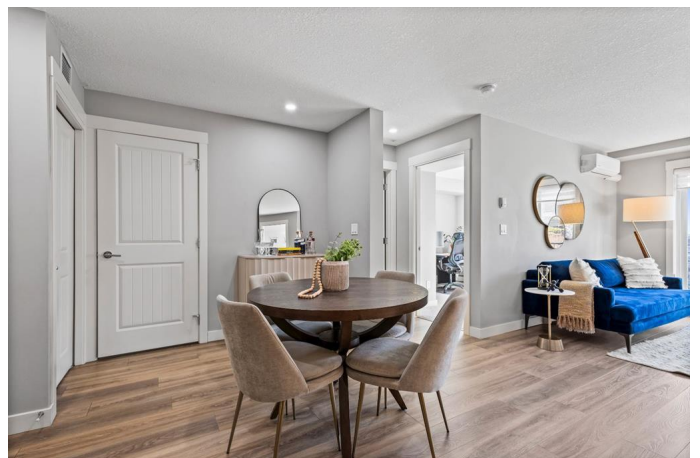
\$349,900

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

If you're looking for a show home style condo with a fantastic location then this is it! With one of the best locations in the entire complex this 2 bedroom, 2 full bath, 832 sqft unit is move in ready. As you enter, you are greeted with an open floor plan, vinyl plank flooring and an abundance of natural light that shines through the west facing windows. The U-shaped kitchen is fully upgraded with built-in microwave and oven, electric cooktop, chimney hood fan and seating for up to 4. The dining area sits adjacent to the kitchen and offers a great little nook, perfect for a bar station or home office. The living area is open and perfect for entertaining and leads you to the extra wide balcony backing onto a common green space that offers a ton of privacy (the majority of units face the parking lot or street)!! The master bedroom is spacious with enough room to fit a king sized bed, dresser and nightstands and offers a walkthrough closet and 4-piece ensuite bath with double sinks, linen closet and stand up shower. The second bedroom is also a great size and has easy access to the 2nd full bathroom with a tub and shower combo and an updated vanity. This unit also comes with new carpets (installed Sept 2023), a separate laundry room with stacked washer and dryer, extra space for in-unit storage, A/C, BBQ gas line, TWO TITLED surface stalls, and an EXTRA underground storage locker. This unit has been an amazing home for the owners and without a doubt would be the perfect



home for a young family, single professionals, investors or downsizers. Walking distance to tons of services (Leopold's, Bowtie pizza, Co-op Grocery, Liquor and Gas, Shopper's Drugmart, Tim Hortons, Hair and Nail Salons, Vet, Dentist, Walk-in Clinic, Day Care, Anytime Fitness and so much more!!) pathways, parks and a short drive to Creekside and Beacon Hill shopping centres plus easy access to Stoney Trail... this location is truly convenience at its finest!!

Built in 2015

Essential Information

MLS® #	A2114727
Price	\$349,900
Sold Price	\$372,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3108, 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	2

Parking	Stall, Titled
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Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

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

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 26th, 2024
Days on Market	12
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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