

\$365,000 - 3406, 450 Sage Valley Drive Nw, Calgary

MLS® #A2121278

\$365,000

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome Home to this beautiful and meticulously kept show home style condo on the Top Floor. This modern and spacious 2 bedroom and 2 full bathroom unit with 9' knockdown ceilings and A/C, is equipped with an upgraded kitchen with quartz countertops, soft close light coloured cabinets, stainless steel built-in wall oven and microwave, electric cooktop, chimney hood fan, and pendant lights over the peninsula with enough space to seat 4 people. The dining area sits adjacent to the kitchen and offers a great little nook. The spacious master bedroom has enough room to fit a king-sized bed, dresser and nightstands and offers a walkthrough closet, 4-piece ensuite bath with double sinks, quartz countertops, linen closet and large walk-in shower. The second bedroom is also a great size and has easy access to the 2nd full bathroom has a tub and shower combo and an updated vanity with quartz countertop. The open concept layout is designed to maximize space and comfort and ensures seamless flow between the kitchen and living spaces. The living room features an electric fireplace, Hunter Douglas blinds and a sliding door to the West facing balcony. Enjoy the convenience of in-suite laundry room with stacked washer & dryer, storage space and shelving. Titled heated underground parking and assigned storage unit are also included. This unit is a perfect home for a young family, single professionals, investors or downsizers. Walking distance to tons of services in the



community of Sage Hill, located across from Sage Hill Quarter shopping centre (Leopold's, Bowtie pizza, Co-op Grocery, Liquor and Gas, Shopper's Drug Mart, Tim Hortons, Hair and Nail Salons, Vet, Dentist, Walk-in Clinic, Day Care, Anytime Fitness and so much more!!) where everything is right at your doorstep. Plus pathways, parks and a short drive to Creekside and Beacon Hill shopping centres plus easy access to Stoney Trail makes this a prime location!

Built in 2015

Essential Information

MLS® #	A2121278
Price	\$365,000
Sold Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3406, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1

Parking	Titled, Underground
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Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Baseboard, Hot Water
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	M-1 d100
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Revolve Realty Group Inc.
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