

\$359,900 - 4303, 450 Sage Valley Drive Nw, Calgary

MLS® #A2150954

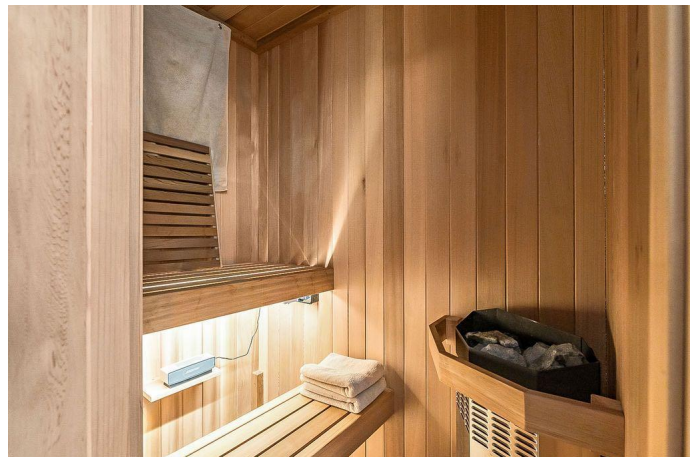
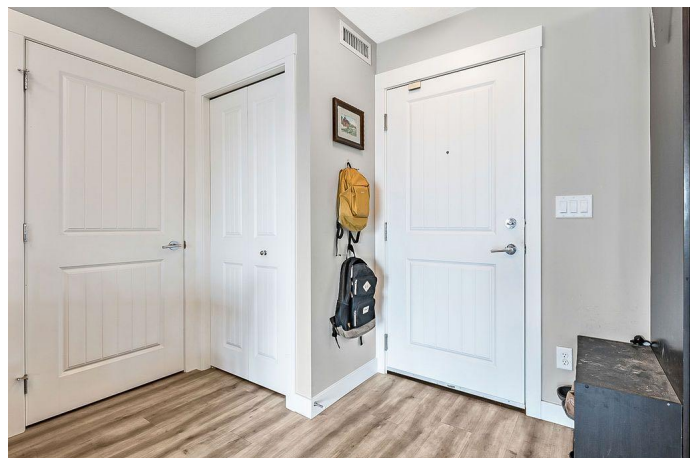
\$359,900

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your contemporary 2 bed, 2 bath condo nestled in the heart of Sage Hill, offering an ideal blend of comfort and convenience. Perfectly suited for first-time buyers, investors, or those looking to downsize, this stylish residence boasts a spacious open layout with high-quality laminate flooring that exudes warmth and charm. Step into the well-appointed kitchen featuring stainless steel appliances, a generous quartz island, ample cupboard space, and a custom pantry, catering to both culinary enthusiasts and everyday dining needs. The primary bedroom is complemented by a 4-piece ensuite and a walkthrough closet, while a sizable second bedroom and another full bath provide flexibility and comfort. Convenient in-unit laundry enhances everyday living. From the living area, patio doors lead to your south-facing balcony (6' x 11' 6"), perfect for enjoying sunny days and alfresco dining with friends and family. Included for your convenience and enjoyment are a TITLED, OVERSIZED CORNER underground heated parking stall, complete with additional storage space, ensuring ample room for both your vehicle and recreational gear. Located in the sought-after community of Sage Hill, you'll benefit from proximity to scenic walking and biking paths, essential amenities such as Shoppers Drug Mart and grocery stores, fitness centers, and various beauty salons. Easy access to Stoney Trail ensures effortless travel throughout Calgary.



and beyond. This condo presents a rare opportunity to own in one of Calgary's most vibrant neighbourhoods, offering a blend of modern living, accessibility, and community convenience. Don't miss your chance â€“ schedule your viewing today and envision your new lifestyle at Sage Place!

Built in 2017

Essential Information

MLS® #	A2150954
Price	\$359,900
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4303, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V5

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Quartz Counters, Sauna, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	July 24th, 2024
Date Sold	October 1st, 2024
Days on Market	69
Zoning	M-1 d100
HOA Fees	76.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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