

# \$325,000 - 1109, 450 Sage Valley Drive Nw, Calgary

MLS® #A2241196

**\$325,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

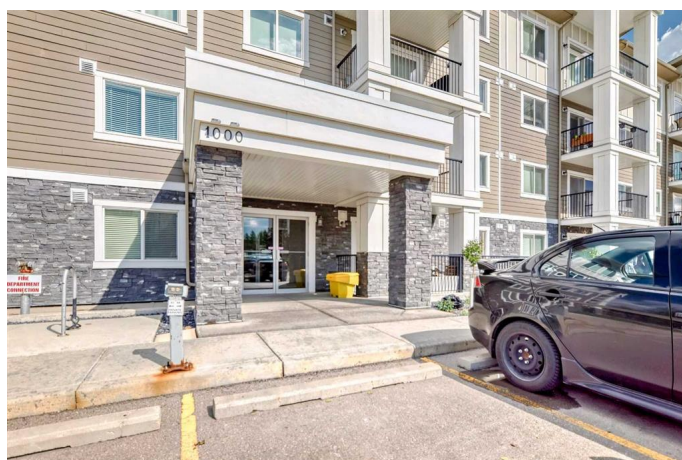
Sage Hill, Calgary, Alberta

Experience the best of comfortable, modern living in this bright, open-concept condo. The design centres around ease and flow, with a kitchen featuring stainless steel appliances that opens directly into the living room, making daily life and entertaining a breeze. Benefit from the ultimate convenience of in-suite laundry. Step outside to your remarkable 30x6 foot west-facing covered patio, providing a private sanctuary to relax and enjoy the sun's warmth. This home also features sleek vinyl plank flooring, a dedicated primary bedroom with its own ensuite bathroom and a spacious walk-in closet for all your storage needs. This condo also has 2 above ground titled parking stalls. Situated in the desirable Sage Hill community, this condo offers the perfect blend of vibrancy and tranquility, ideal for first-time buyers, young professionals, or those looking to downsize.

Built in 2015

## Essential Information

MLS® #	A2241196
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2015



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1109, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking, Trash
Parking Spaces	2
Parking	Stall, Titled

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Oven
Heating	Central
Cooling	Central Air
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	July 24th, 2025
Days on Market	48
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	First Place Realty
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