

# \$294,900 - 4104, 450 Sage Valley Drive Nw, Calgary

MLS® #A2207426

**\$294,900**

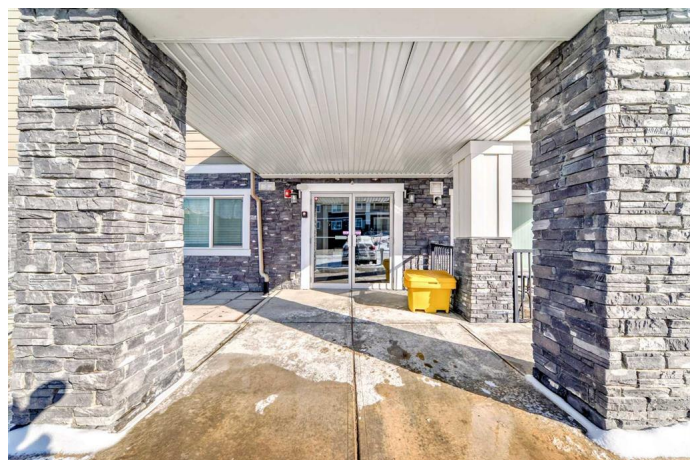
2 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 3 FROM 2-4PM\*\*\*\*\*Welcome to this completely upgraded 2-bedroom, 1-bathroom main floor condo, perfect for first-time homebuyers, young professionals, or savvy investors! This like-new unit exudes pride of ownership and offers a bright, open layout with modern finishes throughout. Step into a space featuring luxury vinyl plank flooring, sleek upgraded light fixtures with LED lighting, and stylish under-mount sinks. The bathroom boasts a rainfall shower, while the kitchen is a true highlight with stainless steel appliances, quartz countertops, a breakfast bar, built-in pantry, and upgraded pot drawers. Enjoy the convenience of direct access to street parking and the added privacy of only one neighbor. This unit also includes in-suite laundry, an underground storage locker, and a titled parking stall for your convenience. The spacious ground-floor patio provides an inviting outdoor space, complete with a BBQ gas line, perfect for grilling and enjoying the outdoors. You'll also have easy access to the shopping plaza just across the street, which features essential amenities like Calgary Co-op, Shoppers Drug Mart, dental and optometry clinics, a veterinary hospital, and Active Start Child Care. Fitness enthusiasts will love the proximity to Anytime Fitness, and Leopold's Tavern is just around the corner for dining.

T&T Supermarket is also just minutes away, making grocery shopping a breeze. With quick



access to Stoney Trail and Calgary Airport, commuting is a snap. Don't miss your chance to see this fantastic condo in a prime location—schedule a showing today!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207426          |
| Price          | \$294,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 4104, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V5                        |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Construction      | Composite Siding, Stone |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 28              |
| Zoning         | M-1             |
| HOA Fees       | 78              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.