# \$345,000 - 1206, 450 Sage Valley Drive Nw, Calgary

MLS® #A2227064

# \$345,000

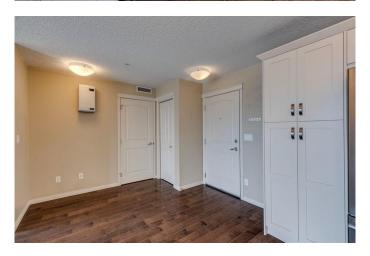
2 Bedroom, 2.00 Bathroom, 844 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Placeâ€"a well-maintained and desirable complex nestled in the vibrant community of Sage Hill in NW Calgary. This beautifully upgraded 2-bedroom, 2-bathroom condo offers modern comfort, thoughtful layout, and an unbeatable location. Step inside to discover hardwood flooring, 9-foot ceilings, granite countertops, and stainless steel appliances, including a built-in wall ovenâ€"all part of the updated kitchen designed for both style and function. Whether you're preparing a weeknight dinner or hosting friends, the modern kitchen delivers, complete with a large peninsula that seats several guestsâ€"perfect for casual gatherings or morning coffee. The bright primary bedroom features a spacious walk-in closet and a private 4-piece ensuite. Enjoy unobstructed east-facing views from every room, and step out from the generous living area onto your balconyâ€"ideal for enjoying the sunrise or grilling with the natural gas BBQ hookup. In-suite laundry is tucked into a spacious storage room for added convenience. You'II also appreciate the assigned storage locker located next to your titled parking stall in the heated underground parkade. Sage Place is just steps from a bustling shopping centre with a grocery store, Shoppers Drug Mart, restaurants, gas station, and more. Plus, you're only minutes from scenic walking paths, public transit, and easy access to Stoney Trail for effortless commuting. Don't miss your opportunity to







own this stylish and move-in-ready condo in one of Calgary's most convenient NW locations.

#### Built in 2015

## **Essential Information**

MLS® # A2227064 Price \$345,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 844
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1206, 450 Sage Valley Drive Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R0V3

#### **Amenities**

Amenities Other, Visitor Parking

Parking Spaces 1

Parking Secured, Stall, Titled, See Remarks

# of Garages 1

### Interior

Interior Features Ceiling Fan(s)

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s),

Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony, Lighting, Other

Construction Concrete, Other, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 14

Zoning M-1 d100

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Argos Realty

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