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

MLS® #A2207426
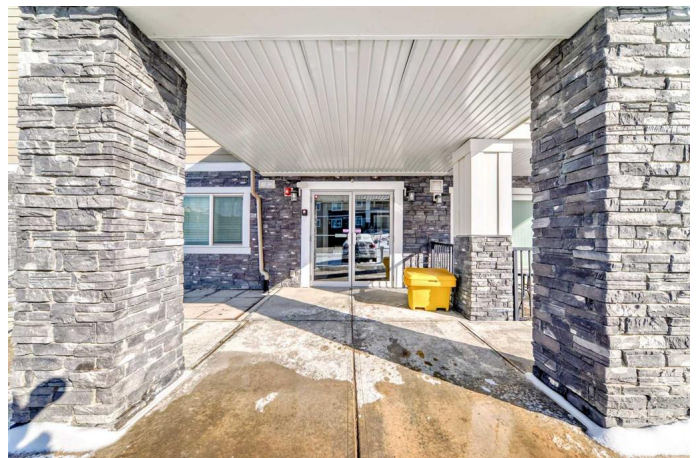
$294,900

2 Bedroom, 1.00 Bathroom, 609 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SUNDAY, APRIL 27 FROM 11AM-1PM******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. Youâ€™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	24
Zoning	M-1
HOA Fees	78
HOA Fees Freq.	ANN

Listing Details

| Listing Office | Diamond Realty & Associates LTD. |