

\$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 Place—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 oven—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 guests—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 balcony—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'll 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 | Visitor Parking, Other |
| Parking Spaces | 1 |
| Parking | See Remarks, Secured, Stall, Titled |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Oven, Electric Cooktop |
| Heating | Baseboard |

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

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Other, Lighting |
| Construction | Concrete, Wood Frame, Other |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 8 |
| Zoning | M-1 d100 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Argos Realty |
|----------------|-------------------------|

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