

# \$355,000 - 4209, 450 Sage Valley Drive Nw, Calgary

MLS® #A2224082

## \$355,000

2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome home to a beautiful, 2 Bedroom/2 Bath condo unit in the very sought-after Sage Hill community of NW Calgary. The modern unit features a bright and open Living room with access to a good-sized balcony, Kitchen/Dining, Primary Bedroom with a 4 PC private ensuite bath, Second Bedroom, another 4 Pc Full Bathroom, and Laundry. The Kitchen offers beautiful Quartz countertops, tiled backsplash, modern cabinetry, and all major appliances (stainless steel). The unit comes with a titled underground parking stall. The Building is ideally located in the condo complex with all amenities close by and is well managed by Keystone Management. Do not miss the opportunity to make this unit your home. Contact your favourite Realtor today to book your viewing.

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224082    |
| Price          | \$355,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 839         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |



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

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 4209, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V5                        |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Quartz Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 21             |
| Zoning         | M-1            |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | AM/PM Properties |
|----------------|------------------|

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