

# \$325,000 - 1109, 450 Sage Valley Drive Nw, Calgary

MLS® #A2256918

## \$325,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

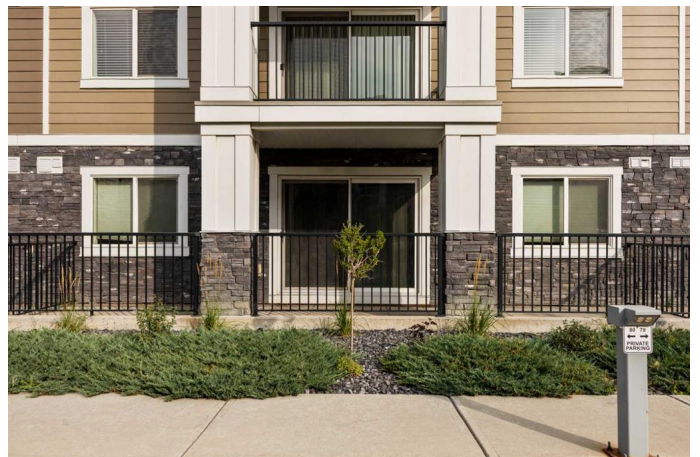
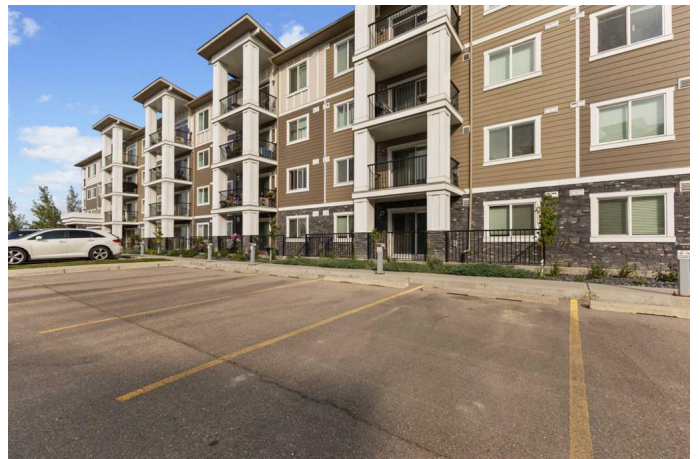
Sage Hill, Calgary, Alberta

Experience the best of comfortable, modern living in this bright, open-concept condo. The design centres around ease and flow, with a kitchen that opens directly into the living room, making daily life and entertaining a breeze. Benefit from the ultimate convenience of in-suite laundry. Step outside to your remarkable 30x6 foot west-facing covered patio, providing a private sanctuary to relax and enjoy the sun's warmth. This home also features sleek vinyl plank flooring, a dedicated primary bedroom with its own ensuite bathroom and a spacious walk-in closet for all your storage needs. This condo also has 2 above ground titled parking stalls. Situated in the desirable Sage Hill community, this condo offers the perfect blend of vibrancy and tranquility, ideal for first-time buyers, young professionals, or those looking to downsize.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256918  |
| Price          | \$325,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1109, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V5                        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Stall, Outside, Titled                       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s), Metal Counters                           |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                    |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 6                    |
| Zoning         | M-1 d100             |
| HOA Fees       | 79                   |
| HOA Fees Freq. | ANN                  |

### Listing Details

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