\$299,900 - 3304, 450 Sage Valley Drive Nw, Calgary

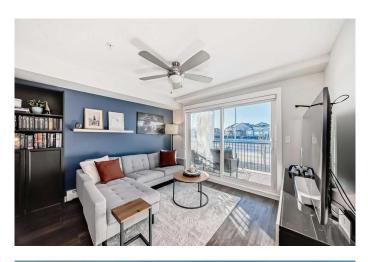
MLS® #A2189636

\$299,900

2 Bedroom, 1.00 Bathroom, 607 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This unit truly has it all and could be exactly what you've been waiting for! Pristine Move-in-ready. As soon as you step inside, you'll feel welcomed by a flood of natural light pouring through the large west-facing balcony windows. The upgraded kitchen is a standout, with sleek quartz countertops and a comfortable seating area, perfect for casual meals or hanging out. The open living room offers a great space for entertaining. While the primary bedroom is perfect for catching stunning sunset views, the den might just be the surprise of the homeâ€"it's one of the largest rooms, complete with a closet and frosted glass that lets in an abundance of natural light. The bathroom continues the guartz theme, and having the laundry room right across the hall is incredibly convenient. Just across the street, a shopping center provides all the essentials, from groceries and banking to coffee and gas stations. Plus, if you enjoy beautiful outdoor spaces, you'II love the nearby park, just a short walk away. Low condo fee's great property that is perfect for owners or investors! Don't miss outâ€"schedule your showing today with your favorite Realtor! When showing, please do not let the cats out.







Built in 2014

Essential Information

MLS® #

A2189636

Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	2014
Туре	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	3304, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

Amenities

Amenities	Parking, Snow Removal, Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Granite Counters, Walk-In Closet(s)			
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked			
Heating	Baseboard, Hot Water			
Cooling	None			
# of Stories	4			

Exterior

Exterior Features	Balcony
Construction	Wood Frame, Composite Siding, Stone

Additional Information

Date Listed January 24th, 2025

Days on Market	88
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.