

\$353,000 - 2210, 450 Sage Valley Drive Nw, Calgary

MLS® #A2206803

\$353,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Gorgeous and modern 2 bedroom, 2 bathroom condo in friendly Sage Hill. Open and bright, this east facing home has little extras to make living and entertaining here a joy - 9' ceilings, extended granite kitchen bar (plus room for a dining area too), comfortable size living room and balcony. If you like to BBQ, there's a natural gas line hookup just waiting for your grilling on the patio. The two bedrooms are on either side of the living area lending privacy and separation from family, roommate, guests, or your home office! Primary bedroom has a generous walk through closet to the large primary ensuite with the rare upgraded double vanity and good sized shower. The second bedroom is also situated near the main full bathroom for easy access. Nice sized laundry room has space for in-unit storage, and what you can't fit, more room can be had in the convenient storage locker right in front of the titled parking stall in the underground, heated parkade. Affordable condo fees, pet friendly (under 35 lbs with approval), and you'll be within walking distance to groceries, pharmacy, gym, eateries, walking paths, and playgrounds. For those days that you need to go further afield, easy access to Stoney Trail makes getting around a breeze. Don't miss out on this gem.

Built in 2015

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2206803 |
| Price | \$353,000 |
| 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 | 2210, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0V5 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Stall, Titled, Underground, Enclosed, Owned |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Hot Water |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction | Cement Fiber Board, Concrete, Wood Frame |

Additional Information

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

Listing Details

Listing Office Houston Realty.ca

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