

# \$294,900 - 4104, 450 Sage Valley Drive Nw, Calgary

MLS® #A2207426

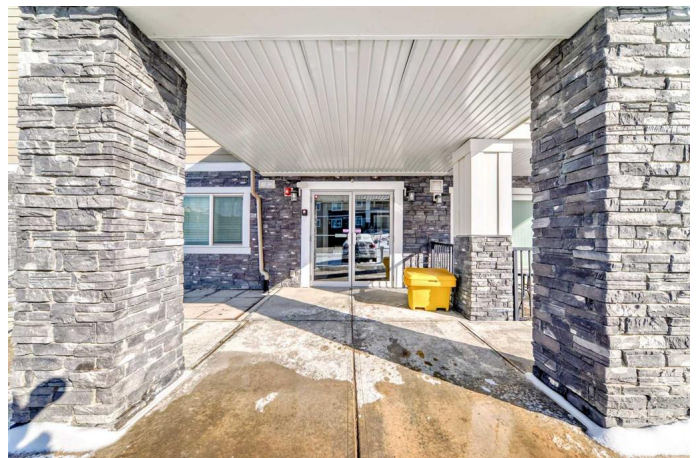
**\$294,900**

2 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this completely upgraded 2-bedroom, 1-bathroom main floor condo, perfect for first-time homebuyers, young professionals, or savvy investors! This like-new unit exudes pride of ownership and offers a bright, open layout with modern finishes throughout. Step into a space featuring luxury vinyl plank flooring, sleek upgraded light fixtures with LED lighting, and stylish under-mount sinks. The bathroom boasts a rainfall shower, while the kitchen is a true highlight with stainless steel appliances, quartz countertops, a breakfast bar, built-in pantry, and upgraded pot drawers. Enjoy the convenience of direct access to street parking and the added privacy of only one neighbor. This unit also includes in-suite laundry, an underground storage locker, and a titled parking stall for your convenience. The spacious ground-floor patio provides an inviting outdoor space, complete with a BBQ gas line, perfect for grilling and enjoying the outdoors. You'll also have easy access to the shopping plaza just across the street, which features essential amenities like Calgary Co-op, Shoppers Drug Mart, dental and optometry clinics, a veterinary hospital, and Active Start Child Care. Fitness enthusiasts will love the proximity to Anytime Fitness, and Leopold's Tavern is just around the corner for dining. T&T Supermarket is also just minutes away, making grocery shopping a breeze. With quick access to Stoney Trail and Calgary Airport,



commuting is a snap. Don't miss your chance to see this fantastic condo in a prime location—schedule a showing today!

Built in 2017

### Essential Information

MLS® #	A2207426
Price	\$294,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	609
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4104, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None

# of Stories            4

## **Exterior**

Exterior Features    None

Construction        Composite Siding, Stone

## **Additional Information**

Date Listed           April 4th, 2025

Days on Market      34

Zoning                M-1

HOA Fees             78

HOA Fees Freq.      ANN

## **Listing Details**

Listing Office        Diamond Realty & Associates LTD.

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