

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

MLS® #A2241196

\$325,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

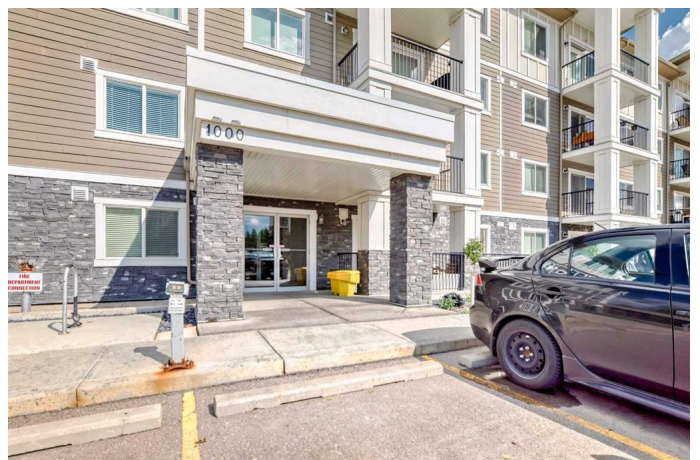
Sage Hill, Calgary, Alberta

Experience the best of comfortable, modern living in this bright, open-concept condo. The design centres around ease and flow, with a kitchen featuring stainless steel appliances 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® #	A2241196
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, Snow Removal, Visitor Parking, Trash
Parking Spaces	2
Parking	Stall, Titled

Interior

Interior Features	Breakfast Bar, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Oven
Heating	Central
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Stone, Wood Frame, Composite Siding

Additional Information

Date Listed	July 24th, 2025
Days on Market	41
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place 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.