



**3410, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2296316**



**\$379,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Off Street, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** A/C

This stunning 2-bedroom, 2-bathroom, 2 parking stalls condominium at Sage Hill is a rare find in one of NW Calgary's most desirable addresses. The layout is just under 1000 sq ft, thoughtfully designed with an open concept and a spectacular view. As you open the door, you'll feel an open, airy, and comfortable unit from the moment you walk in. Every detail speaks to quality craftsmanship and a home that has been genuinely cared for. You'll find wall to wall vinyl flooring in the main area of the living space. A stunning 4-piece appliance in the spacious kitchen with granite countertop large enough to fit 4 stools to accommodate any family. The Master bedroom comes with its own ensuite and a walk-through closet. The 2nd bedroom is big enough to have a queen size bed that any guest or a child will find enjoyable. In this unit, you'll also find an AC for the hot summer months, its own laundry room with a washer and dryer, a second bathroom and a gas line on the balcony for those nice BBQ days. The location only adds to the appeal. Where this unit is in Sage Hill sits directly across the street for groceries, dining, and daily essentials. Stoney Trail is just minutes away for seamless city access, and the surrounding pathways and green spaces make this as peaceful as it is convenient. A beautifully appointed home in a community that continues to grow in value and desirability. This one won't last. You'll be happy to call this unit your new home. Call today!