



GRASSROOTS
REALTY GROUP

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2105, 450 Sage Valley Drive NW
Calgary, Alberta

MLS # A2319309



\$314,888

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Paved, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Composite Siding, Stone, Wood Frame

Foundation: -

Features: Kitchen Island, Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 512

LLD: -

Zoning: M-1 d100

Utilities: -

Inclusions: 2 key fobs

WELCOME TO YOUR NEW HOME! NEW Luxury Vinyl (10 mm) flooring, freshly painted (including baseboards & trims) and NEW bathroom light fixtures. Don't PAY someone else mortgage and become a homeowner and start building your EQUITY. The complex of Sage Place is in NW community of Sage Hill that offers blend of convenience of shops, banking, restaurants, parks, schools, bike paths, and transit. This pride of ownership main floor condo features over 840 sqft of living space located in the 2th building. The condo comes with 2 spacious bedrooms + 2 bathrooms + 1 outdoor titled parking stall + 1 assigned underground heated storage cage. The open concept floorplan offers AMAZING kitchen with upgraded kitchen cabinets with ample of storage space, large island, subway tile backsplash, and stainless steel appliances. The inviting living room leads you onto a massive west facing 33 ft x 6 ft patio. The primary bedroom offers walk-in closet and 5-piece ensuite with his/her sink and built-in cabinets. On the opposite side, you will find a 2nd bedroom and full 4-piece bathroom and in unit full size washer/dryer. Conveniently located just across the street from Sage Hill Plaza and Walmart & T&T and shops are minutes away. Quick access to Shaganappi Trail, 144 Ave and Stoney Trail. Mins from Beacon Hill & Costco and YYC airport. Don't miss out on this opportunity. View Today!!