



GRASSROOTS
REALTY GROUP

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1403, 450 Sage Valley Drive NW
Calgary, Alberta

MLS # A2330536



\$325,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Ceiling Fan		

Don't miss this well-maintained 2 bed 2 bath condo at 450 Sage Valley Drive NW. This modern apartment offers open concept living area with tons of natural light. The unit has LVP flooring throughout, giving it a stylist feel. The kitchen is amazing with plenty of quartz counter tops, white cabinetry and stainless steel appliances. The spacious primary retreat offers a walkthrough closet and a 3 piece ensuite with glass shower. The second bedroom and bathroom are great for other family members or guests. It is convenient to have in-suite laundry room with full size front-load washer and dryer. The unit is equipped with air conditioning which provides a cool and comfortable place to live in during the hot summer time. No parking hassles. It comes with TWO titled parking stalls. Enjoy the convenience of condo living with shopping, groceries store, restaurants nearby. Easy commute via Stoney, Sarcree Trail and Shaganappi Trail. Don't miss out on this chance. Book to view.