

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

MLS® #A2207426

**\$294,900**

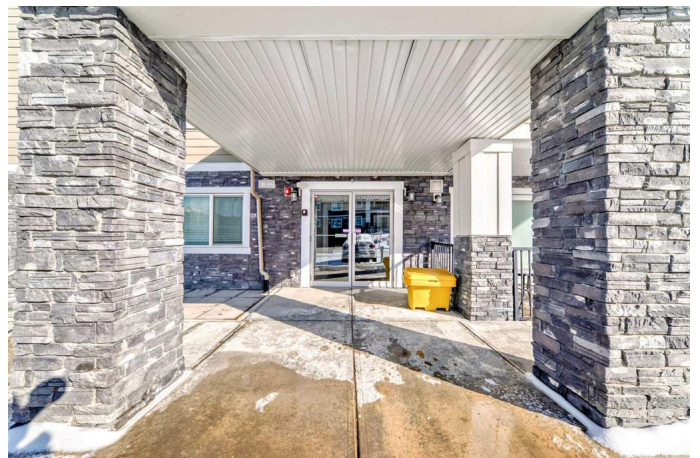
2 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 3 FROM 2-4PM\*\*\*\*\*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. Youâ€™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 | 28              |
| Zoning         | M-1             |
| HOA Fees       | 78              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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