

# \$345,000 - 1109, 450 Sage Valley Drive Nw, Calgary

MLS® #A2241196

**\$345,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

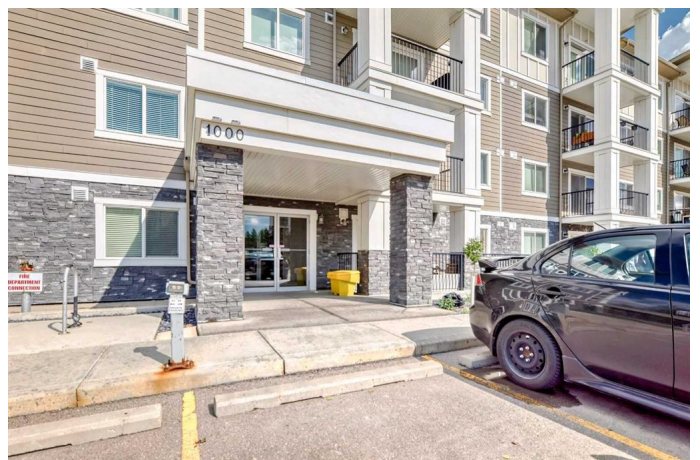
Sage Hill, Calgary, Alberta

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          | \$345,000 |
| 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, Trash, Visitor Parking |
| Parking Spaces | 2                                                          |
| Parking        | Stall, Titled                                              |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 37              |
| Zoning         | M-1 d100        |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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