

**3207, 450 Sage Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2230663**



**\$329,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to Sage Hill Place-Where Comfort Meets Convenience! Step into this bright and spacious 2-bedroom, 2 bathroom condo, thoughtfully designed for modern living. The open concept layout features stylish quartz countertops and sleek stainless steel appliances, making the kitchen both functional and elegant. The primary bedroom boasts a walk-through closet leading directly into a private 4 piece ensuite bathroom, offering the perfect blend of comfort and privacy. Enjoy the convenience of underground parking, separate storage, and an unbeatable location just steps from parks shops and public transit. whether you're a first time buyer, downsizer, or investor, this well maintained unit in a desirable community has everything you need. don't miss your chance to own in one of Sage Hill's most sought after developments!