

# \$353,000 - 2210, 450 Sage Valley Drive Nw, Calgary

MLS® #A2206803

**\$353,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Gorgeous and modern 2 bedroom, 2 bathroom condo in friendly Sage Hill. Open and bright, this east facing home has little extras to make living and entertaining here a joy - 9' ceilings, extended granite kitchen bar (plus room for a dining area too), comfortable size living room and balcony. If you like to BBQ, there's a natural gas line hookup just waiting for your grilling on the patio. The two bedrooms are on either side of the living area lending privacy and separation from family, roommate, guests, or your home office! Primary bedroom has a generous walk through closet to the large primary ensuite with the rare upgraded double vanity and good sized shower. The second bedroom is also situated near the main full bathroom for easy access. Nice sized laundry room has space for in-unit storage, and what you can't fit, more room can be had in the convenient storage locker right in front of the titled parking stall in the underground, heated parkade. Affordable condo fees, pet friendly (under 35 lbs with approval), and you'll be within walking distance to groceries, pharmacy, gym, eateries, walking paths, and playgrounds. For those days that you need to go further afield, easy access to Stoney Trail makes getting around a breeze. Don't miss out on this gem.



Built in 2015

## Essential Information

MLS® #	A2206803
Price	\$353,000
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	2210, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### **Amenities**

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Enclosed, Owned

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Cement Fiber Board, Concrete, Wood Frame

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	1
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office          Houston Realty.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.