780-380-6207
meghan@meghanrobinson.net

3205, 450 Sage Valley Drive NW Calgary, Alberta

MLS # A2217844

$350,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 495
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo in the sought-after community of Sage Hill. Featuring an open-concept floor plan, this home is perfect for entertaining. The timeless white kitchen is both elegant and functional, offering modern lighting, a breakfast bar for casual dining, stainless steel appliances, and ample cabinetry. Luxury vinyl plank flooring adds both style and durability to the main living areas, while large windows fill the space with natural light. Step out onto your private balcony, complete with a gas hookup—perfect for summer BBQs. The two carpeted bedrooms are ideally separated by the living room, offering optimal privacy for guests or roommates. The spacious primary suite features a walk-through closet and a luxurious 5-piece ensuite with double vanities. Additional highlights include in-suite laundry, titled underground parking, and a dedicated storage cage. This unit combines comfort, convenience, and modern design. With gas and water included in condo fees, plus easy access to Stoney Trail and nearby amenities, this home is a must see! Book your showing today!

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