

# **\$309,900 - 3205, 450 Sage Valley Drive Nw, Calgary**

MLS® #A2217844

**\$309,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\$40,000 Price Drop For a Quick Sale, Now Vacant & Ready For Immediate Possession. It Was Last Rented for \$1,900 a month!!!**

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 hookupâ€”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!



Built in 2016

### Essential Information

MLS® #	A2217844
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3205, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### Amenities

Amenities	Elevator(s), Visitor Parking, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Double Vanity, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Electric Oven, Wine Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

## Additional Information

Date Listed	May 7th, 2025
Days on Market	109
Zoning	M-1

## Listing Details

Listing Office	Nineteen 88 Real Estate
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