

# \$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 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!



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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