

# \$299,900 - 3304, 450 Sage Valley Drive Nw, Calgary

MLS® #A2189636

**\$299,900**

2 Bedroom, 1.00 Bathroom, 607 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This unit truly has it all and could be exactly what you've been waiting for! Pristine Move-in-ready. As soon as you step inside, you'll feel welcomed by a flood of natural light pouring through the large west-facing balcony windows. The upgraded kitchen is a standout, with sleek quartz countertops and a comfortable seating area, perfect for casual meals or hanging out. The open living room offers a great space for entertaining. While the primary bedroom is perfect for catching stunning sunset views, the den might just be the surprise of the home—it's one of the largest rooms, complete with a closet and frosted glass that lets in an abundance of natural light. The bathroom continues the quartz theme, and having the laundry room right across the hall is incredibly convenient. Just across the street, a shopping center provides all the essentials, from groceries and banking to coffee and gas stations. Plus, if you enjoy beautiful outdoor spaces, you'll love the nearby park, just a short walk away. Low condo fees—great property that is perfect for owners or investors! Don't miss out—schedule your showing today with your favorite Realtor! When showing, please do not let the cats out.



Built in 2014

## Essential Information

MLS® #                      A2189636

Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	3304, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### **Amenities**

Amenities	Parking, Snow Removal, Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

### **Interior**

Interior Features	Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame, Composite Siding, Stone

### **Additional Information**

Date Listed	January 24th, 2025
-------------	--------------------

Days on Market	70
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.