

# \$393,900 - 1312, 450 Sage Valley Drive Nw, Calgary

MLS® #A2206282

**\$393,900**

2 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 0.00 Acres

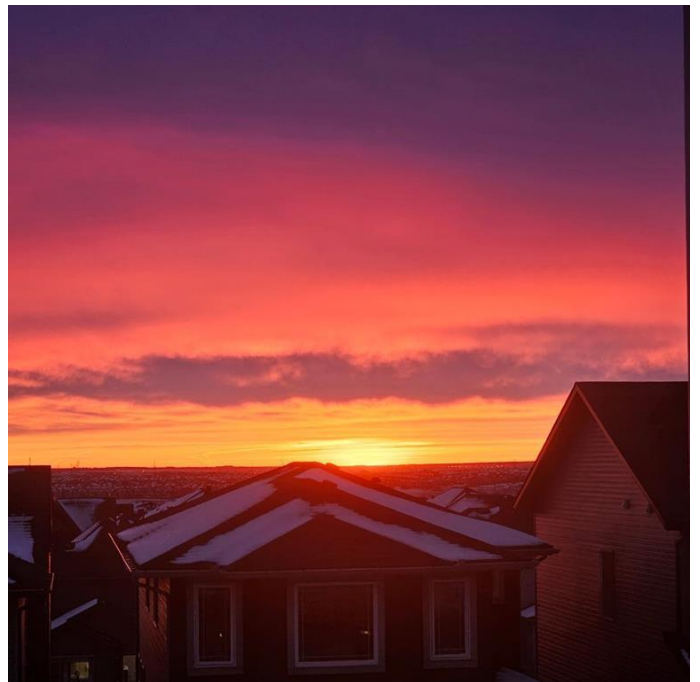
Sage Hill, Calgary, Alberta

Are you looking for a corner condo with more space and more light? Tired of walking in the front door and the kitchen is RIGHT there? We have the solution! This 3rd-floor corner unit is filled with natural light from its southeast exposure, offering stunning sunrises every morning and has a central kitchen further into the unit! Featuring updated carpet, modern flush mount lights, and air conditioning, this thoughtfully designed home includes 2 spacious bedrooms, 2 full bathrooms, a versatile den/extra living area, and 2 titled parking spots (one underground in a great location, one outdoor).

The very large kitchen enjoys quartz countertops, corner cabinets allowing for tons of storage, stainless steel appliances, and a spacious eat-up island with room for threeâ€”perfect for cooking and entertaining. The bright living area features an electric FIREPLACE and access to a PRIVATE patio with a gas lineâ€”ideal for BBQs.

The primary bedroom gets that morning sun and offers a generous walk-in closet and a 4-piece ensuite, while the second bedroom, located on the opposite side of the condo for privacy, is spacious and conveniently near the second 4-piece bathroom.

What would YOU do with this flex space? Gym? Yoga room? Office? Reading Nook? The possibilities are endless. With gas and



water included in condo fees, plus easy access to Stoney Trail and nearby amenities, this home is a must-see! You can easily walk to Co-op, Shoppers, the bank, Timmy's and lots of restaurants/pubs. You are also just minutes away from Stoney Trail. Making your commute to work a breeze. Like to stay active? Endless walking/biking routes around Sage Hill & Nolan Hills ponds, baseball diamonds and outdoor rink. Close to schools and various playgrounds as well!

Call today to book your private showing!

Built in 2015

### **Essential Information**

MLS® #	A2206282
Price	\$393,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1312, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V5

### **Amenities**

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
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Parking Spaces 2  
Parking Parkade, Stall, Underground

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows  
Appliances Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings  
Heating Baseboard  
Cooling Wall/Window Unit(s)  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
# of Stories 4

### Exterior

Exterior Features Balcony  
Construction Composite Siding, Wood Frame

### Additional Information

Date Listed March 27th, 2025  
Days on Market 8  
Zoning M-1  
HOA Fees 79  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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