

**3207, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2230663



\$350,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to Sage Hill Place-Where Comfort Meets Convenience! Step into this bright and spacious 2-bedroom, 2 bathroom condo, thoughtfully designed for modern living. The open concept layout features stylish quartz countertops and sleek stainless steel appliances, making the kitchen both functional and elegant. The primary bedroom boasts a walk-through closet leading directly into a private 4 piece ensuite bathroom, offering the perfect blend of comfort and privacy. Enjoy the convenience of underground parking, separate storage, and an unbeatable location just steps from parks shops and public transit. whether you're a first time buyer, downsizer, or investor, this well maintained unit in a desirable community has everything you need. don't miss your chance to own in one of Sage Hill's most sought after developments!