

**2209, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2281412**



**\$325,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 502
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to Sage Hill, where comfort and convenience come together in this beautifully upgraded 2-bedroom, 2-bathroom low-rise condo. The kitchen is a true standout with rich cabinetry, a large island with seating, and plenty of space for everyday living and entertaining. The open layout includes a dedicated dining area and a bright, spacious living room that's easy to furnish. Luxury vinyl plank flooring runs through the main living areas for a modern, seamless look, while both bedrooms feature soft carpet for added comfort. West-facing windows fill the home with natural light, and the private balcony with a gas hookup is the perfect spot to enjoy summer evenings. The primary bedroom includes a walk-through closet and a 4-piece ensuite with double sinks and great storage. The second bedroom is bright and versatile, located next to a second full bathroom with a tub/shower combo. You'll also love the in-suite laundry with extra shelving, air conditioning via the wall unit in the living room, a titled underground parking stall and a secure underground storage locker for seasonal items. Sage Hill is a fantastic NW community with walking paths, green space, nearby shopping, restaurants, and quick access to Stoney Trail and Shaganappi Trail. Perfect for first-time buyers, downsizers, or investors—this home checks all the boxes!