

**4305, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2307352



\$329,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Guest, Heated Garage, Parkade, Secured, Stall, Titled, Ur		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This one checks a lot of boxes! Third-floor, south-facing balcony and genuinely sunny 2bed and 2baths with a great location close to amenities and super easy to commute, located just off Shaganappi and close to Stoney. If you appreciate friendly neighbours and a Property Management Company with a Board that are responsive and care about maintaining the building, keep reading. There is no compromising here.... with a bedroom large enough for a King, 2 full 4-piece bathrooms, in-suite laundry, and two titled parking stalls (one underground, one surface). The kitchen has a large sit-up island, stainless appliances, and enough crisp clean counter space to cook with two. This layout actually works, there's a clear dining area off the kitchen, and the living room feels like its own space, big enough for a large sectional. Step out to the balcony and you've got a third zone for morning coffee or evening drinks with friends. Both bedrooms have skyline views, which is a nice bonus you don't always get at this price point. The building is clean and well-run. The Lobby and Hallways were just painted, along with a focused parkade cleaning. There are many condos to choose from, choosing this property will provide peace of mind and convenient living. Come and check us out!