4109, 450 Sage Valley Drive NW
Calgary, Alberta

MLS # A2225117

$334,888

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	850 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	2	**Baths:**	2

Garage:	Outside, Paved, Plug-In, Stall, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 495
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-1 d100
Foundation:	-	**Utilities:**	-

Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Inclusions:	None

WELCOME TO YOUR NEW HOME! Don’t PAY someone else mortgage and become a homeowner and start building your EQUITY. The complex of Sage Place is in NW community of Sage Hill that offers blend of convenience of shops, banking, restaurants, parks, schools, bike paths, and transit. This pride of ownership main floor condo features over 850 sqft of living space located in the 4th building. The condo comes with 2 spacious bedrooms + 2 bathrooms + 1 outdoor titled parking stall + 1 assigned underground heated storage cage. The open concept floorplan offers AMAZING kitchen with upgraded kitchen cabinets with ample of storage space, large island, subway tile backsplash, stainless steel appliances and quartz countertop. The inviting living room leads you onto a massive south facing 25 ft x 8 ft patio with one 1 neighbour. The primary bedroom offers walk-in closet and 5-piece ensuite with his/her sink and quartz countertop. On the opposite side, you will find a 2nd bedroom and full 4-piece bathroom and in unit full size washer/dryer. Conveniently located just across the street from Sage Hill Plaza and Walmart & T&T and shops are minutes away. Quick access to Shaganappi Trail, 144 Ave and Stoney Trail. Mins from Beacon Hill & Costco and YYC airport. Don’t miss out on this opportunity. View Today!!