

**3103, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2232581



\$270,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Immaculate 1 bed, 1 full bath condo with walk through closet and titled parking in Sage Hill! The kitchen is to die for, with quartz countertops, stainless steel appliances, and ample counterspace, it's a chef's delight. The primary bedroom boasts a well appointed 4 piece ensuite at the end of the walk-through closet. Low maintenance, highly durable luxury vinyl plank flooring makes cleaning a breeze. Walking distance to groceries and bus routes this is perfect for a working professional or downsizing senior. Enjoy the A/C in the summer months, and the convenient titled parking is located right outside. Need a place to put your winter tires? There is an assigned storage unit located in the parking garage. Contact your favourite agent today to view!