

# \$329,900 - 3207, 450 Sage Valley Drive Nw, Calgary

MLS® #A2230663

**\$329,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230663  |
| Price          | \$329,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 823       |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 3207, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V5                        |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Stone, Composite Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 23              |
| Zoning         | M-1 d100        |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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