

\$325,000 - 1109, 450 Sage Valley Drive Nw, Calgary

MLS® #A2256918

\$325,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

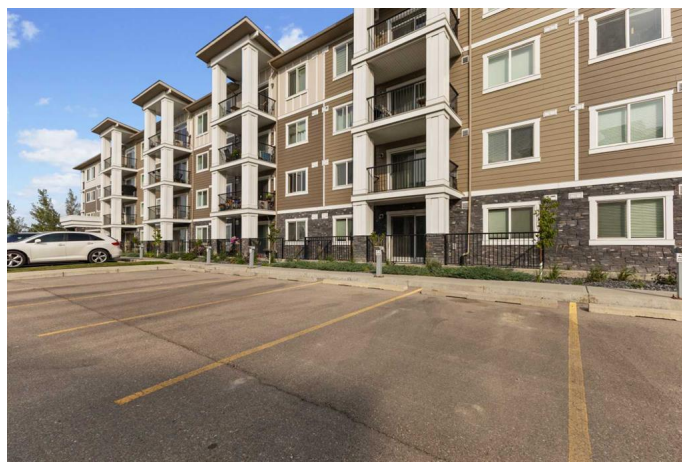
Sage Hill, Calgary, Alberta

Experience the best of comfortable, modern living in this bright, open-concept condo. The design centres around ease and flow, with a kitchen that opens directly into the living room, making daily life and entertaining a breeze. Benefit from the ultimate convenience of in-suite laundry. Step outside to your remarkable 30x6 foot west-facing covered patio, providing a private sanctuary to relax and enjoy the sun's warmth. This home also features sleek vinyl plank flooring, a dedicated primary bedroom with its own ensuite bathroom and a spacious walk-in closet for all your storage needs. This condo also has 2 above ground titled parking stalls. Situated in the desirable Sage Hill community, this condo offers the perfect blend of vibrancy and tranquility, ideal for first-time buyers, young professionals, or those looking to downsize.

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2256918 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 843 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 1109, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0V5 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Stall, Outside, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Walk-In Closet(s), Metal Counters |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Central |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 16th, 2025 |
| Days on Market | 1 |
| Zoning | M-1 d100 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.