

**1109, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2241196



\$345,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Experience the best of comfortable, modern living in this bright, open-concept condo. The design centres around ease and flow, with a kitchen featuring stainless steel appliances 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.