

# \$345,000 - 1206, 450 Sage Valley Drive Nw, Calgary

MLS® #A2227064

**\$345,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Place—a well-maintained and desirable complex nestled in the vibrant community of Sage Hill in NW Calgary. This beautifully upgraded 2-bedroom, 2-bathroom condo offers modern comfort, thoughtful layout, and an unbeatable location. Step inside to discover hardwood flooring, 9-foot ceilings, granite countertops, and stainless steel appliances, including a built-in wall oven—all part of the updated kitchen designed for both style and function. Whether you're preparing a weeknight dinner or hosting friends, the modern kitchen delivers, complete with a large peninsula that seats several guests—perfect for casual gatherings or morning coffee. The bright primary bedroom features a spacious walk-in closet and a private 4-piece ensuite. Enjoy unobstructed east-facing views from every room, and step out from the generous living area onto your balcony—ideal for enjoying the sunrise or grilling with the natural gas BBQ hookup. In-suite laundry is tucked into a spacious storage room for added convenience. You'll also appreciate the assigned storage locker located next to your titled parking stall in the heated underground parkade. Sage Place is just steps from a bustling shopping centre with a grocery store, Shoppers Drug Mart, restaurants, gas station, and more. Plus, you're only minutes from scenic walking paths, public transit, and easy access to Stoney Trail for effortless commuting. Don't miss your opportunity to



own this stylish and move-in-ready condo in one of Calgary's most convenient NW locations.

Built in 2015

### Essential Information

MLS® #	A2227064
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1206, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V3

### Amenities

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Secured, Stall, Titled, See Remarks
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Lighting, Other
Construction	Concrete, Other, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Argos Realty
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