

# \$345,000 - 2202, 450 Sage Valley Drive Nw, Calgary

MLS® #A2233225

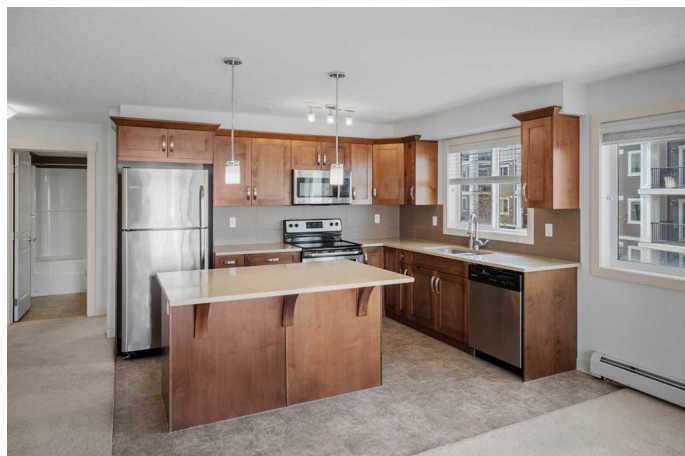
**\$345,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

REDUCED!! CORNER UNIT!! 2 BED, 2 BATH, PLUS A DEN! THIS FLOOR PLAN RARELY COMES AVAILABLE! Natural light fills this property with numerous windows and an open concept layout in the desirable community of Sage Hill. As you enter you will be greeted by high ceilings and a neutral color tone will lead you to a large kitchen that perfect for the aspiring chef in the family. Fitted with thick quartz countertops, corner cabinets allowing for tons of storage, a stainless-steel appliance package, and a spacious eat-up island that is ideal for entertaining while providing plenty of counterspace. The bright living room provides plenty of space for seating as well as a dedicated dinning area. It also provides direct access to a private patio that is complete with a gas line and endless serene views. The primary bedroom is a great size and completed with a walkthrough closet and a 4-piece ensuite. The second bedroom is ideally located on the opposite side of the condo for privacy, is spacious, and conveniently near the second full 4-piece bathroom. In addition, there is a den that is perfect for a home office, games room, or other great uses that meet your lifestyle. Titled underground heated and secured parking, a storage locker separate from the unit, in suite laundry, and a well managed condo complex are just a few additional features. Top it off with a fantastic location with easy access to shops, restaurants, transit, and major road ways. This property is a great place to call



home.

Built in 2015

**Essential Information**

MLS® #	A2233225
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2202, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0C8

**Amenities**

Amenities	Secured Parking, Visitor Parking, Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	85
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
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