

**450 SAGE VALLEY Drive #2304, Calgary T3R 0V5**

MLS® #: **A2140491**      Area: **Sage Hill**      Listing Date: **06/13/24**      List Price: **\$299,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Finished Floor Area  
 Abv Sqft: **608**  
 Low Sqft:  
 Ttl Sqft: **608**

DOM

**126**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

Roof: **Baseboard**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Composite Siding, Stone, Wood Frame**  
 Flooring: **Carpet, Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 11`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`9" x 3`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>11`6" x 5`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 6`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$356**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **1512029**

Remarks

Pub Rmks: **Introducing Unit 2304 at 450 Sage Valley Drive NW - a stylish and comfortable 2-bedroom, 1-bathroom apartment in the heart of the sought-after Sage Hill community. This well-appointed unit is perfect for those seeking a blend of modern amenities and suburban tranquility. Step into this contemporary apartment and be greeted by an open and airy living space. The living room is bathed in natural light, courtesy of large windows, including Wall Air Conditioner, creating a warm and inviting atmosphere. Whether you're relaxing after a long day or entertaining friends, this space offers comfort and style. The living area is also equipped with air conditioning, ensuring a cool and comfortable environment throughout the summer months. The kitchen is a highlight of this home, featuring sleek appliances, ample cabinet space, and elegant countertops. Whether you're a seasoned chef or just enjoy cooking occasionally, this kitchen provides everything you need to prepare your favorite meals with ease. The two bedrooms are generously sized, offering ample space for rest and relaxation. The full bathroom is well-appointed, with contemporary fixtures and finishes. One of the standout features of this unit is its location. Situated in the vibrant community of Sage Hill, you'll enjoy easy access to a wide range of amenities. Nearby shopping centers, restaurants, parks, and recreational facilities ensure that everything you need is just moments away. Additionally, the community offers scenic walking paths and green spaces, perfect for those who enjoy an active lifestyle. For commuters, the location provides convenient access to major roadways and public transit options, making it easy to navigate the city. Plus, the building offers secure entry and dedicated parking, adding to your peace of mind. Don't miss the opportunity to make this modern, comfortable apartment your new home!**

Inclusions:  
Property Listed By: **N/A**  
**Sunflower Realty & Property Management Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







