



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #4303, Calgary T3R0V5

MLS® #: **A2150954**

Area: **Sage Hill**

Listing Date: **07/24/24**

List Price: **\$370,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **843**

Low Sqft:

Ttl Sqft: **843**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

54

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Double Vanity,No Smoking Home,Pantry,Quartz Counters,Sauna,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4'9" x 5'0"	Kitchen	Main	10'9" x 11'0"
Dining Room	Main	8'0" x 9'3"	Living Room	Main	12'0" x 12'3"
Bedroom - Primary	Main	11'0" x 11'4"	Bedroom	Main	8'5" x 9'11"
Laundry	Main	4'11" x 5'5"	4pc Bathroom	Main	4'11" x 7'11"
4pc Ensuite bath	Main	7'3" x 7'11"	Balcony	Main	6'0" x 11'6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$495

Fee Simple

M-1 d100

Fee Freq:

Monthly

Legal Desc: 1710624

Remarks

Pub Rmks: **Welcome to your contemporary 2 bed, 2 bath condo nestled in the heart of Sage Hill, offering an ideal blend of comfort and convenience. Perfectly suited for first-time buyers, investors, or those looking to downsize, this stylish residence boasts a spacious open layout with high-quality laminate flooring that exudes warmth and charm. Step into the well-appointed kitchen featuring stainless steel appliances, a generous quartz island, ample cupboard space, and a custom pantry, catering to both culinary enthusiasts and everyday dining needs. The primary bedroom is complemented by a 4-piece ensuite and a walkthrough closet, while a sizable second bedroom and another full bath provide flexibility and comfort. Convenient in-unit laundry enhances everyday living. From the living area, patio doors lead to your south-facing balcony (6' x 11' 6"), perfect for enjoying sunny days and alfresco dining with friends and family. Included for your convenience and enjoyment are a TITLED, OVERSIZED CORNER underground heated parking stall, complete with additional storage space, ensuring ample room for both your vehicle and recreational gear. Located in the sought-after community of Sage Hill, you'll benefit from proximity to scenic walking and biking paths, essential amenities such as Shoppers Drug Mart and grocery stores, fitness centers, and various beauty salons. Easy access to Stoney Trail ensures effortless travel throughout Calgary and beyond. This condo presents a rare opportunity to own in one of Calgary's most vibrant neighbourhoods, offering a blend of modern living, accessibility, and community convenience. Don't miss your chance - schedule your viewing today and envision your new lifestyle at Sage Place!**

Inclusions: N/A

Property Listed By: The Real Estate District

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







