

450 SAGE VALLEY Drive #3303, Calgary T3R 0V5

MLS® #: **A2179907** Area: **Sage Hill** Listing Date: **01/23/25** List Price: **\$350,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Finished Floor Area
 Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Heated Garage,Secured,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 11`11"	Kitchen	Main	10`6" x 9`5"
Dining Room	Main	9`0" x 8`0"	Bedroom - Primary	Main	11`4" x 10`11"
4pc Ensuite bath	Main		Bedroom	Main	9`11" x 8`5"
Foyer	Main	5`0" x 5`0"	Laundry	Main	5`4" x 4`10"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$495

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1611434

Remarks

Pub Rmks: **Stylish Condo Living at Sage Place by Cardel Lifestyles! Discover the perfect blend of comfort and convenience in this move-in-ready 2-bed, 2-bath condo, offering 840 sqft of modern living space. Enjoy the ease of open-concept design, featuring a stunning upgraded kitchen with vanilla cabinets, a pantry, stainless steel appliances, elegant quartz countertops, a breakfast bar with pendant lighting, and a stylish backsplash. The primary ensuite boasts a walk-in shower with glass sliding doors, dual vanities, linen closet and modern finishes. No carpet throughout—just beautiful ceramic tile and LVP flooring for a sleek, low-maintenance lifestyle. Step outside from your cozy Living Area to your east-facing balcony with beautiful morning sunrises! Additional highlights include titled underground parking, an assigned underground storage unit, a separate in unit laundry room with even more storage space, and a balcony gas BBQ line! Located within walking distance of the vibrant Sage Hill Quarter Shopping Plaza and Calgary Co-op Stores, this home offers unparalleled access to shopping, dining, and amenities. Don't miss this pristine, move-in-ready condo—schedule your viewing today!**

Inclusions: N/A
Property Listed By: eXp Realty

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











