



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**450 SAGE VALLEY Drive #1406, Calgary T3R0V5**

MLS® #: **A2188094**      Area: **Sage Hill**      Listing Date: **01/16/25**      List Price: **\$359,990**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

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

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Wood Frame**  
 Heating: **Baseboard**      Flooring: **Carpet,Laminate,Tile**  
 Sewer:  
 Ext Feat: **None**      Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Elevator,High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`1" x 11`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 5`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 14`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`11" x 11`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$478**      Title: **Fee Simple**      Zoning: **M-1 d100**  
 Fee Freq: **Monthly**

Legal Desc: 1511662

Remarks

Pub Rmks: **This stunning top-floor condo is nestled in the highly sought-after community of Sage Hill, offering both comfort and convenience. Boasting a bright, open-concept design, this unit features 2 spacious bedrooms and 2 full bathrooms, perfect for families, roommates, or those seeking a home office setup. The primary bedroom is a true retreat, complete with a walk-in closet and a private 4-piece ensuite bathroom for added luxury and privacy. The second bedroom, conveniently located near the second bathroom, is ideal for guests or additional family members. The heart of the home is the modern kitchen, showcasing sleek stainless steel appliances, a stylish subway tile backsplash, and a generous island with bar seating, perfect for casual meals or entertaining. The adjacent living and dining area is enhanced by durable wide vinyl plank flooring, creating a warm and inviting space. From here, step out onto your private balcony, where you can enjoy scenic views and make use of the natural gas line hook-up for barbecues or outdoor heaters. This exceptional home includes heated, titled underground parking, ensuring your vehicle stays warm and secure during colder months. A private storage unit conveniently located in front of the parking space provides additional storage options. Location is key! This property is just steps away from a vibrant new shopping center offering a variety of amenities, including a grocery store, gas station, pharmacy, restaurants, and more. With quick access to Stoney Trail and Shaganappi Trail, commuting to other parts of the city is a breeze. Don't miss this opportunity to own a beautiful, move-in-ready home.**

Inclusions: None  
Property Listed By: eXp Realty

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











