



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #3304, Calgary T3R 0V5

MLS® #: **A2189636**

Area: **Sage Hill**

Listing Date: **01/24/25**

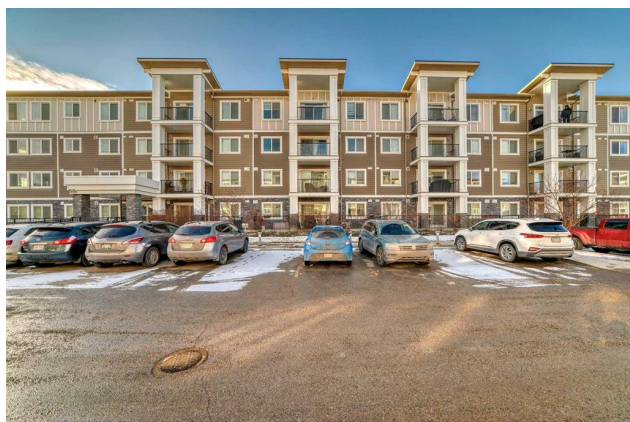
List Price: **\$318,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall,Titled

Finished Floor Area

Abv Sqft: **607**
Low Sqft:
Ttl Sqft: **607**

DOM

29

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Granite Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 9`9"	Balcony	Main	10`0" x 6`4"
Bedroom	Main	9`9" x 9`2"	Living Room	Main	11`6" x 9`3"
Dining Room	Main	10`7" x 5`10"	Kitchen	Main	8`4" x 8`6"
Laundry	Main	3`1" x 4`3"	Entrance	Main	6`3" x 3`2"
4pc Bathroom	Main	9`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$361

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1611434

Remarks

Pub Rmks: **This unit truly has it all and could be exactly what you've been waiting for! Pristine Move-in-ready. As soon as you step inside, you'll feel welcomed by a flood of natural light pouring through the large west-facing balcony windows. The upgraded kitchen is a standout, with sleek quartz countertops and a comfortable seating area, perfect for casual meals or hanging out. The open living room offers a great space for entertaining. While the primary bedroom is perfect for catching stunning sunset views, the den might just be the surprise of the home—it's one of the largest rooms, complete with a closet and frosted glass that lets in an abundance of natural light. The bathroom continues the quartz theme, and having the laundry room right across the hall is incredibly convenient. Just across the street, a shopping center provides all the essentials, from groceries and banking to coffee and gas stations. Plus, if you enjoy beautiful outdoor spaces, you'll love the nearby park, just a short walk away. Low condo fee's great property that is perfect for owners or investors! Don't miss out—schedule your showing today with your favorite Realtor! When showing, please do not let the cats out.**

Inclusions: None
Property Listed By: eXp Realty

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





