



THE A-TEAM

RE/MAX FIRST

450 SAGE VALLEY Drive #1312, Calgary T3R0V5

MLS® #: A2194727 Area: Sage Hill Listing Date: 02/18/25 List Price: \$398,000
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: 939
Low Sqft:
Ttl Sqft: 939

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 2
Garage Sz:

Access:

Lot Feat:
Park Feat: Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher,Dryer,Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer,Window Coverings
Int Feat: Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$552 Title: Fee Simple Zoning: M-1

Fee Freq:
Monthly

Legal Desc: **1511662**

Remarks

Pub Rmks: *****Check out our Virtual Tour!*** This 3rd-floor corner unit is filled with natural light from its southeast exposure, offering stunning sunrises every morning! Featuring updated carpet, modern flush mount lights, and air conditioning, this thoughtfully designed home includes 2 spacious bedrooms, 2 full bathrooms, a versatile den/extra living area, and 2 titled parking spots (one underground, one outdoor). The very large kitchen enjoys quartz countertops, stainless steel appliances, ample storage, and a spacious eat-up island with room for three—perfect for cooking and entertaining. The bright living area features an electric fireplace and access to a private patio with a gas line—ideal for BBQs. The primary bedroom offers a generous walk-in closet and a 4-piece ensuite, while the second bedroom, located on the opposite side of the condo for privacy, is spacious and conveniently near the second 4-piece bathroom. Enjoy the added flexibility of a den/extra seating area. With gas and water included in condo fees, plus easy access to Stoney Trail and nearby amenities, this home is a must-see! You can easily walk to Co-op, Shoppers, the bank, Timmy's and lots of restaurants/pubs. You are also just minutes away from Stoney Trail. Making your commute to work a breeze. Like to stay active? Endless walking/biking routes around Sage Hill & Nolan Hills ponds, baseball diamonds and outdoor rink. Close to schools and various playgrounds as well! Call today to book your private showing!**

Inclusions:
Property Listed By: **TV Bracket
CIR Realty**

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







