



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**450 SAGE VALLEY Drive #1312, Calgary T3R0V5**

MLS® #: **A2206282**

Area: **Sage Hill**

Listing Date: **03/27/25**

List Price: **\$393,900**

Status: **Pending**

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

**10**  
Layout  
Beds: **2 ( 2 )**  
Baths: **2.0 ( 2 0 )**  
Style: **Apartment-Single Level Unit**

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

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>13`6" x 26`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>26`7" x 13`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>37`9" x 38`1"</b>	<b>Den</b>	<b>Main</b>	<b>26`3" x 27`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>57`5" x 38`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>43`8" x 37`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>38`9" x 36`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$552**

Title:  
**Fee Simple**

Zoning:  
**M-1**

Fee Freq:  
**Monthly**

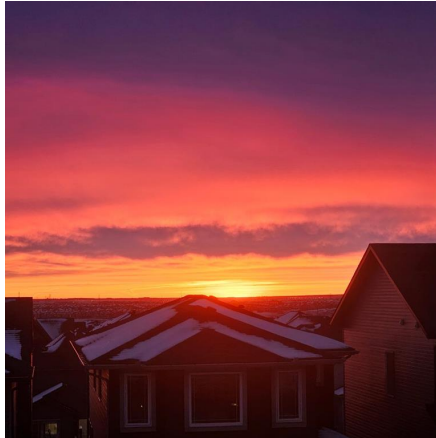
Legal Desc: **1511662**

Remarks

Pub Rmks: **Are you looking for a corner condo with more space and more light? Tired of walking in the front door and the kitchen is RIGHT there? We have the solution! This 3rd-floor corner unit is filled with natural light from its southeast exposure, offering stunning sunrises every morning and has a central kitchen further into the unit! 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 in a great location, one outdoor). The very large kitchen enjoys quartz countertops, corner cabinets allowing for tons of storage, stainless steel appliances, 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 gets that morning sun and 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. What would YOU do with this flex space? Gym? Yoga room? Office? Reading Nook? The possibilities are endless. 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: **TV Bracket**  
Property Listed By: **CIR Realty**

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



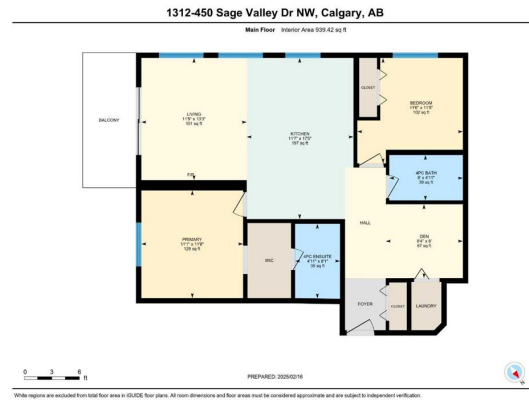












### NEARBY AMENITIES

#### GROCERY STORES

- Nearest grocery stores:
- 🛒 Calgary Co-op Sage Hill Food Centre ★ 4.2  
📍 111 Sage Wy Cmn NW, Calgary  
🕒 0.4 km • 🚶 2 mins
  - 🛒 One Roof Groceries & Convenience store ★ 4.7  
📍 150 Nolan Hill Blvd NW #720, Calgary  
🕒 1.3 km • 🚶 4 mins
  - 🛒 Sobeys - Nolan Hill ★ 4.4  
📍 8 Nolan Hill Blvd NW #700, Calgary  
🕒 2.1 km • 🚶 5 mins

#### RESTAURANTS

- Nearest restaurants:
- 🍽️ Church's Texas Chicken ★ 4.7  
📍 125 Sage Valley, Sage Hill Common NW, Calgary  
🕒 0.5 km • 🚶 3 mins
  - 🍽️ Hycburg (Sage Hill) ★ 4.6  
📍 230, 125 Sage Valley, Sage Hill Common NW, Calgary  
🕒 0.6 km • 🚶 3 mins
  - 🍽️ Leopold's Tavern - Sage Hill ★ 4.5  
📍 312 Sage Wy Cmn NW, Calgary  
🕒 0.3 km • 🚶 3 mins

#### CAFES

- Nearest cafes:
- ☕ BAM Cafe ★ 4.8  
📍 12 Royal Vista Way NW, Calgary  
🕒 7.0 km • 🚶 12 mins
  - ☕ Cafe Miami ★ 5  
📍 8550 12 Ave NW #812, Calgary  
🕒 7.7 km • 🚶 11 mins
  - ☕ Friends Cafe ★ 4.5  
📍 45 Edenwild Dr NW #04, Calgary  
🕒 8.3 km • 🚶 12 mins

#### PARKS

- Nearest parks:
- 🌳 Liam Field Park ★ 5  
📍 Calgary  
🕒 0.6 km • 🚶 2 mins
  - 🌳 Sage Hill Vista Point ★ 5  
📍 112 Sage Valley Park NW, Calgary  
🕒 1.0 km • 🚶 3 mins
  - 🌳 Sage Hill Lake ★ 4.8  
📍 Calgary  
🕒 0.3 km • 🚶 4 mins

### NEARBY SERVICES

#### TRANSIT

Nearest bus stop:  
🚏 58 Shaganappi TR @ Nolan Hill CA, NW  
🕒 0.5 km • 🚶 2 mins

Nearest LRT station:  
🚇 Crowfoot LRT Station  
🕒 14.2 km • 🚶 15 mins

#### SCHOOLS

Nearest elementary school:  
🎓 Kenneth D. Taylor School  
📍 30 Evanscove Circle NW Calgary  
🕒 4.7 km • 🚶 9 mins

Nearest junior high school:  
🎓 Valley Creek School  
📍 1050 Hidden Valley Drive NW Calgary  
🕒 6.2 km • 🚶 10 mins

Nearest high school:  
🎓 Robert Thirk School  
📍 3777 West Hill Drive NW Calgary  
🕒 8.4 km • 🚶 14 mins

Powered by Statista - November 2022

#### CITY CENTRE

Nearest metropolis:  
🏙️ Calgary  
🕒 23.2 km • 🚶 28 mins

#### HOSPITAL

Nearest hospital:  
🏥 AURORA Medical Clinic  
📍 720 Nolan Hill Blvd NW Unit 105, Calgary  
🕒 1.3 km • 🚶 4 mins

#### POLICE

Nearest police station:  
👮 Calgary Police Service District 7 - Country Hills  
📍 1855 Country Village Link NE, Calgary  
🕒 8.8 km • 🚶 15 mins

#### FIRE STATION

Nearest fire station:  
👮 Symons Valley Fire Station No. 40  
📍 15920 Symons Valley Rd NW, Calgary  
🕒 3.8 km • 🚶 7 mins