

\$398,000 - 1312, 450 Sage Valley Drive Nw, Calgary

MLS® #A2194727

\$398,000

2 Bedroom, 2.00 Bathroom, 939 sqft
Residential on 0.00 Acres

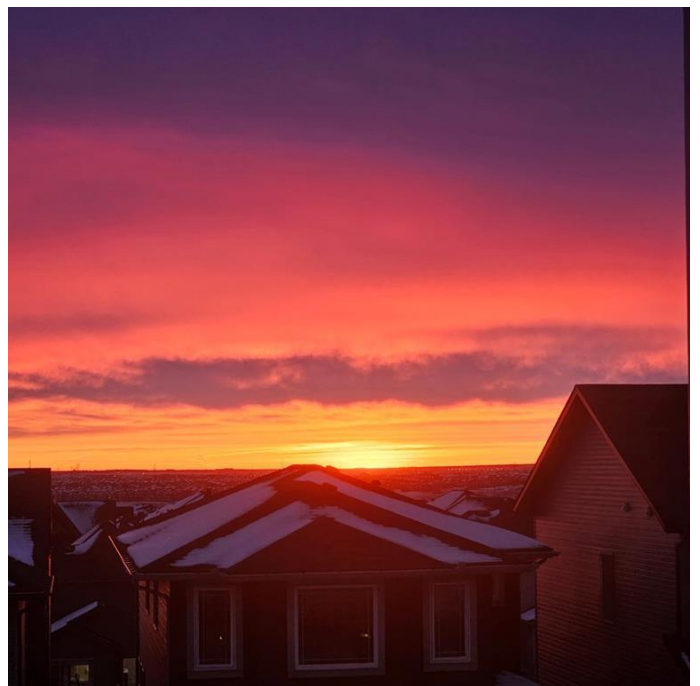
Sage Hill, Calgary, Alberta

OPEN HOUSE Saturday 12-3PM 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!

Built in 2015

Essential Information

MLS® #	A2194727
Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	1312, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V5

Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,
-------------------	--

	Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	February 18th, 2025
Days on Market	36
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.