

# \$270,000 - 3103, 450 Sage Valley Drive Nw, Calgary

MLS® #A2232581

**\$270,000**

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

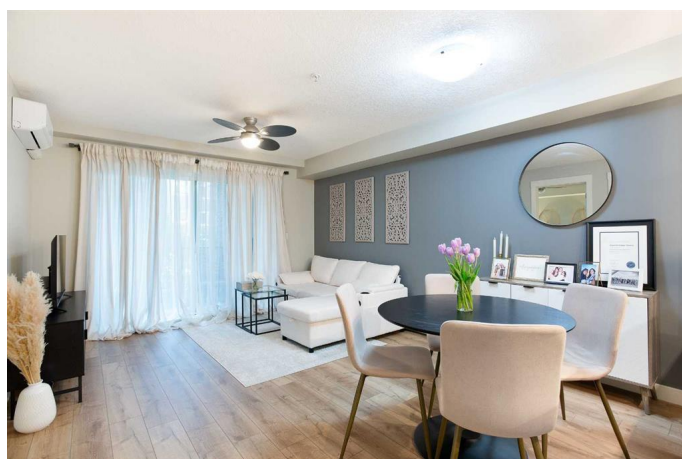
Sage Hill, Calgary, Alberta

Immaculate 1 bed, 1 full bath condo with walk through closet and titled parking in Sage Hill! The kitchen is to die for, with quartz countertops, stainless steel appliances, and ample counterspace, it's a chef's delight. The primary bedroom boasts a well appointed 4 piece ensuite at the end of the walk-through closet. Low maintenance, highly durable luxury vinyl plank flooring makes cleaning a breeze. Walking distance to groceries and bus routes this is perfect for a working professional or downsizing senior. Enjoy the A/C in the summer months, and the convenient titled parking is located right outside. Need a place to put your winter tires? There is an assigned storage unit located in the parking garage. Contact your favourite agent today to view!

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232581    |
| Price          | \$270,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 579         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 3103, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V5                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall, Titled                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Wall/Window Air Conditioner |
| Heating           | Baseboard, Hot Water  |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 4   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 60              |
| Zoning         | M-1             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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