

# \$345,000 - 2202, 450 Sage Valley Drive Nw, Calgary

MLS® #A2233225

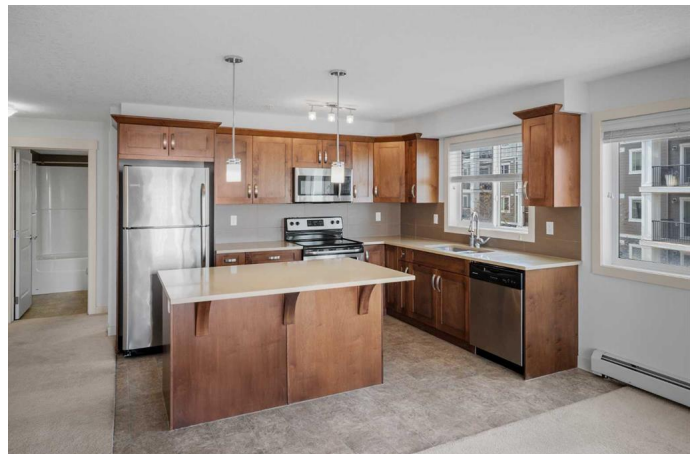
**\$345,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

REDUCED!! CORNER UNIT!! 2 BED, 2 BATH, PLUS A DEN! THIS FLOOR PLAN RARELY COMES AVAILABLE! Natural light fills this property with numerous windows and an open concept layout in the desirable community of Sage Hill. As you enter you will be greeted by high ceilings and a neutral color tone will lead you to a large kitchen that perfect for the aspiring chef in the family. Fitted with thick quartz countertops, corner cabinets allowing for tons of storage, a stainless-steel appliance package, and a spacious eat-up island that is ideal for entertaining while providing plenty of counterspace. The bright living room provides plenty of space for seating as well as a dedicated dinning area. It also provides direct access to a private patio that is complete with a gas line and endless serene views. The primary bedroom is a great size and completed with a walkthrough closet and a 4-piece ensuite. The second bedroom is ideally located on the opposite side of the condo for privacy, is spacious, and conveniently near the second full 4-piece bathroom. In addition, there is a den that is perfect for a home office, games room, or other great uses that meet your lifestyle. Titled underground heated and secured parking, a storage locker separate from the unit, in suite laundry, and a well managed condo complex are just a few additional features. Top it off with a fantastic location with easy access to shops, restaurants, transit, and major road ways. This property is a great place to call



home.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233225          |
| Price          | \$345,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 973               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 2202, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2R 0C8                        |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Secured Parking, Visitor Parking, Parking, Snow Removal, Storage |
| Parking Spaces | 1                                                                |
| Parking        | Underground                                                      |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                |
| Heating           | Baseboard                                                                                  |
| Cooling           | None                                                                                       |
| # of Stories      | 4                                                                                          |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 64              |
| Zoning         | M-1 d100        |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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