

**4110, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2158802**



**\$370,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1 D100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Custom blackout/transitional blinds in both bedrooms staying. Black curtain rod in living room staying

Visit REALTOR® website for additional information. This gorgeous condo in the popular family-friendly community of Sage Hill is modern, its one of the few with its own ground-floor private entrance, so if you like to access the outdoors quickly (perfect for the pet owner), this is your unit! This unit has a wonderful modern flare with its neutral colours, pride of ownership & no need to fumble with elevators to get in or out of the unit! The ample natural lighting & lots of windows alongside that convenient separate entrance brings the unit brightness which is so important in the winter months. 2 generous-sized bedrooms (or convert one to a home office). The master bedroom sports a large walkthrough closet that leads to the huge ensuite with double vanities. Owners are motivated so if you need a place promptly, don't hesitate to check out this amazing condo in beautiful Sage Hill. Its a pretty amazing new community.