

**4301, 450 Sage Valley Drive NW
Calgary, Alberta**

MLS # A2171964



\$399,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	907 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to your new home at 450 Sage Valley Dr NW, Calgary! This spacious 900 sqft apartment features 2 bedrooms and 2 bathrooms, offering a perfect balance of comfort and style. The open-concept living area is ideal for entertaining or relaxing, with large windows that flood the space with natural light. The kitchen is equipped with modern appliances, ample cabinetry, and a convenient breakfast bar. Both bedrooms are generously sized, with the primary bedroom featuring an en-suite bathroom for added privacy. Located in the desirable Sage Hill community, this apartment is surrounded by beautiful green spaces and pathways, perfect for those who enjoy outdoor activities. Sage Hill is known for its family-friendly atmosphere, with a variety of parks and playgrounds nearby. For your shopping needs, you'll find the Sage Hill Crossing and Creekside Shopping Centre just a short drive away, offering a wide range of stores, grocery options, cafes, and restaurants. The location Don't miss out on this opportunity to live in a vibrant community with everything you need right at your doorstep. also provides easy access to major roadways like Stoney Trail, making commuting a breeze.