

# \$350,000 - 3207, 450 Sage Valley Drive Nw, Calgary

MLS® #A2230663

## \$350,000

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill Place-Where Comfort Meets Convenience! Step into this bright and spacious 2-bedroom, 2 bathroom condo, thoughtfully designed for modern living. The open concept layout features stylish quartz countertops and sleek stainless steel appliances, making the kitchen both functional and elegant. The primary bedroom boasts a walk-through closet leading directly into a private 4 piece ensuite bathroom, offering the perfect blend of comfort and privacy. Enjoy the convenience of underground parking, separate storage, and an unbeatable location just steps from parks shops and public transit. whether you're a first time buyer, downsizer, or investor, this well maintained unit in a desirable community has everything you need. don't miss your chance to own in one of Sage Hill's most sought after developments!

Built in 2015

## Essential Information

MLS® #	A2230663
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2015



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

### Community Information

Address	3207, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone

### Additional Information

Date Listed	June 12th, 2025
Days on Market	14
Zoning	M-1 d100

### Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.