

1206, 450 Sage Valley Drive NW  
Calgary, Alberta

MLS # A2227064



**\$339,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, See Remarks, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

<b>Inclusions:</b>	N/A
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Welcome to Sage Place—a well-maintained and desirable complex nestled in the vibrant community of Sage Hill in NW Calgary. This beautifully upgraded 2-bedroom, 2-bathroom condo offers modern comfort, thoughtful layout, and an unbeatable location. Step inside to discover hardwood flooring, 9-foot ceilings, granite countertops, and stainless steel appliances, including a built-in wall oven—all part of the updated kitchen designed for both style and function. Whether you’re preparing a weeknight dinner or hosting friends, the modern kitchen delivers, complete with a large peninsula that seats several guests—perfect for casual gatherings or morning coffee. The bright primary bedroom features a spacious walk-in closet and a private 4-piece ensuite. Enjoy unobstructed east-facing views from every room, and step out from the generous living area onto your balcony—ideal for enjoying the sunrise or grilling with the natural gas BBQ hookup. In-suite laundry is tucked into a spacious storage room for added convenience. You’ll also appreciate the assigned storage locker located next to your titled parking stall in the heated underground parkade. Sage Place is just steps from a bustling shopping centre with a grocery store, Shoppers Drug Mart, restaurants, gas station, and more. Plus, you’re only minutes from scenic walking paths, public transit, and easy access to Stoney Trail for effortless commuting. Don’t miss your opportunity to own this stylish and move-in-ready condo in one of Calgary’s most convenient NW locations.