

**3103, 450 Sage Valley Drive NW**  
**Calgary, Alberta**
**MLS # A2219923**

**\$298,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 579 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 333 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** N/A

Immaculate 1 bed, 1 full bath condo with walk through closet and titled parking in Sage Hill! The kitchen is to die for, with quartz countertops, stainless steel appliances, and ample counterspace, it's a chef's delight. The primary bedroom boasts a well appointed 4 piece ensuite at the end of the walk-through closet. Low maintenance, highly durable luxury vinyl plank flooring makes cleaning a breeze. Walking distance to groceries and bus routes this is perfect for a working professional or downsizing senior. Enjoy the A/C in the summer months, and the convenient titled parking is located right outside. Need a place to put your winter tires? There is an assigned storage unit located in the parking garage. Contact your favourite agent today to view!