



**DJ Golden**  
**REAL ESTATE**

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**3103, 450 Sage Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2232581**



**\$265,000**

<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>	\$ 338
<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!