

# \$334,900 - 3110, 450 Sage Valley Drive Nw, Calgary

MLS® #A2232944

**\$334,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this well-maintained and upgraded 2-bedroom, 2-bathroom condo with a prime location in Sage Hill. The layout is bright, open, and spacious, and creates a space you want to call home. The kitchen features ample cabinets, generous counter space, and flows seamlessly into the dining and living areas, making it ideal for preparation and entertaining. The primary bedroom boasts a walk-through closet and a 4-piece ensuite with a double vanity. A second full-sized bedroom and another 4-piece bathroom are on the opposite side for privacy. Upgrades and features you'll appreciate are that the unit was freshly painted (walls, doors, baseboards), new carpet in the bedrooms, air conditioner, insuite laundry, a large south-facing patio with gas line, titled underground parking, and an assigned storage locker (beside the door to the stairs for direct access), visitor parking, pet friendly (with board approval, must not exceed 40 pounds at maturity), this is a ground floor unit which is convenient for entry/exit access, and more. Live steps from local amenities like groceries, restaurants, and a gym, plus have convenient and easy access to Shaganappi Trail, Stoney Trail, and 144 Ave for quick city-wide access. This condo offers high quality, ultimate convenience, and affordability.

Built in 2016

## Essential Information



MLS® #	A2232944
Price	\$334,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3110, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V5

### Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

### Exterior

Exterior Features	Storage
Construction	Composite Siding

### Additional Information

Date Listed	June 21st, 2025
Days on Market	28
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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