

**2302, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2287611**



**\$375,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to Sage Place, nestled in the heart of Sage Hill, one of NW Calgary's most sought-after communities, where comfort, convenience, and a true sense of neighbourhood effortlessly come together. This is your opportunity to own one of the larger floorplans in the complex, a bright, beautifully appointed corner unit designed for both everyday living and relaxed entertaining. From the moment you step into the private foyer, the thoughtful layout and elevated finishes make an impression. As a corner unit, this home is bathed in natural light, with expansive windows that create an open, airy atmosphere throughout the main living spaces. Premium laminate flooring runs through the principal areas, offering lasting durability and understated style, while the bedrooms provide a warm and cozy retreat underfoot. The kitchen is the heart of this home, featuring granite countertops, full-height cabinetry, and a premium stainless steel appliance package that blends functionality with sophistication. Whether you are hosting friends for a dinner party or savouring a quiet morning coffee, the oversized dining area & generous living room offer the perfect setting to gather, relax, and connect. Step through the sliding doors onto your large private deck, complete with natural gas for the BBQ, an ideal extension of your living space, perfect for summer evenings, weekend grilling, or simply unwinding after a long day with a glass of wine in hand. The floorplan includes two spacious bedrooms plus a versatile den. The primary retreat features a private 3-piece ensuite and dual his & hers closets, delivering both comfort and practical everyday storage. The second bedroom is thoughtfully positioned adjacent to the full 4-piece bathroom, making it ideal for guests, family. The spacious den adds exceptional flexibility, whether you envision a home office, a personal workout space, or

occasional guest accommodations, it easily adapts to your lifestyle needs. Rounding out this exceptional package is titled underground heated parking and assigned storage in a secure parkade, offering year-round comfort and genuine peace of mind. Living at Sage Place means embracing a lifestyle of convenience. Just steps from your door you will find grocery stores, banking, fitness studios, restaurants, pubs, and all the everyday amenities you need, making daily errands seamless and evenings out a breeze. Quick access to major roadways means commuting anywhere in the city is simple & stress-free. Sage Hill delivers, scenic pathways, beautiful green spaces, and a warm, welcoming community that residents are proud to call home. Whether you are a young professional seeking a stylish, low-maintenance base in a well-connected neighbourhood, a first-time buyer stepping, a downsizer seeking a relaxed lifestyle, or an investor adding a quality asset to your portfolio, this immaculate professionally managed condo offers the space, the light, and the lifestyle you have been searching for.