

**1310, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2176081**



**\$369,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<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>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** NA

STUNNING 3rd floor 2 BED, 2 BATH condo which was HIGHLY UPGRADED from the Builder with BUILT IN A/C (\$7500 value), HARDWOOD floors, GRANITE countertops, UPGRADED STAINLESS STEEL Maytag Appliances, stunning wood cabinetry, modern TILE backsplash + you will LOVE the HEATED UNDERGROUND TITLED parking & Assigned storage locker!! WOW!! This 2 bedroom condo is situated on the 3rd floor with open VIEWS out your sliding patio doors which allows in tons of natural light. Featuring one of the best layouts in the building with a stunning OPEN CONCEPT living area complete with large living space, dining area and upgraded kitchen. The two bedrooms and bathrooms are on opposite sides of the condo which is great for privacy or roommates. The primary bedroom is complete with WALK through closet and 4 piece ENSUITE. The 2nd bedroom is BRIGHT and spacious and is complete with a 2nd 4-Piece bathroom! Completing this gorgeous unit is the convenience of INSUITE LAUNDRY with washer and dryer included!! Situated in one of the best locations in the building overlooking the beautiful community of Sage Hill with open views and tons of natural light. Located only steps from grocery stores, a pharmacy, shopping, public transit and only minutes to Stony Trail, the airport & all of Beacon Hills Shopping! If you have been looking for an affordable way to break into Calgary's thriving real estate market or to add to your rental portfolio, this is 100% it!!&nbsp;