

**2210, 450 Sage Valley Drive NW  
Calgary, Alberta**

**MLS # A2206803**



**\$353,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Owned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** Wall Shelf x 2 Primary Bath, Wall Shelf x 2 Main Bath

Gorgeous and modern 2 bedroom, 2 bathroom condo in friendly Sage Hill. Open and bright, this east facing home has little extras to make living and entertaining here a joy - 9' ceilings, extended granite kitchen bar (plus room for a dining area too), comfortable size living room and balcony. If you like to BBQ, there's a natural gas line hookup just waiting for your grilling on the patio. The two bedrooms are on either side of the living area lending privacy and separation from family, roommate, guests, or your home office! Primary bedroom has a generous walk through closet to the large primary ensuite with the rare upgraded double vanity and good sized shower. The second bedroom is also situated near the main full bathroom for easy access. Nice sized laundry room has space for in-unit storage, and what you can't fit, more room can be had in the convenient storage locker right in front of the titled parking stall in the underground, heated parkade. Affordable condo fees, pet friendly (under 35 lbs with approval), and you'll be within walking distance to groceries, pharmacy, gym, eateries, walking paths, and playgrounds. For those days that you need to go further afield, easy access to Stoney Trail makes getting around a breeze. Don't miss out on this gem.